



**BOARD OF ADJUSTMENT**  
Wednesday, April 24, 2024  
(Hybrid Meeting)  
Mayor and Council Chambers, City Hall  
255 W. Alameda Street

**Legal Action Report**

**1. CALL TO ORDER / ROLL CALL**

A quorum was established and the meeting started at 1:38 pm.

Members present: Michael Marks, Bruce Dawson, Jesse Lugo, Miranda Schubert, and Bonnie Poulos

**2. ELECTION OF OFFICERS**

Ms. Poulos nominated Mr. Dawson as the Chairman, the motion was seconded by Mr. Lugo. Motion passed 5 – 0. Ms. Poulos nominated Ms. Schubert as Vice-Chair, the motion was seconded by Mr. Dawson. Motion passed 5 – 0.

**3. C10-24-01 MILLENNIUM PREMIER LLC RESIDENCE NEW GARAGE / RICHARD ROBERTS 4302 N WEGNER LN / MU**

The applicant's property is an approximately 6,933 square foot lot zoned MU "Mixed Use" and is developed with a mobile home and detached garage. The owner constructed the detached garage without prior zoning approval or permits. The applicant is seeking the necessary zoning approval to allow the garage to remain as constructed. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.23 and Table 4.8-7 which provide the criteria for residential development in the MU zone; Sections 6.3.4 and 6.4.5 which provide the dimensional standards and rules of measurements for all principal and accessory uses, buildings, and structures; and Section 6.6.3 which provides the standards for accessory structures of a residential use. The applicant is requesting the following variances: **1)** Allow the detached garage to remain as constructed with an increased height from 12' to 12'-10" as measured from design grade to the midpoint between the eave and ridge of the sloped roof, **2)** Allow the total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure, **3)** Allow the detached garage to remain as constructed with a side street perimeter yard setback reduced from 10' to 0'-5" measured from the garage to the south lot line, and **4)** Allow the detached garage to remain as constructed with a rear perimeter yard setback reduced from 10' to 3'-9" measured from the garage to the east lot line, all as shown on the submitted plans.

Motion by Ms. Poulos, duly seconded by Mr. Marks, to grant variances 1, 2, 3, and 4. The motion passed by a voice vote of 5 - 0.

**4. ADJOURNMENT** Hearing was adjourned at 2:11 pm.