



**BOARD OF ADJUSTMENT**  
**Wednesday, July 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 1:31 pm.

Members present: Michael Marks, Bruce Dawson, and Bonnie Poulos attended in person, and Erma Duran attended remotely

**2. C10-24-02 SOLANO SPRINGS APARTMENTS NEW SHED / BRIDGE INVESTMENT GROUP HOLDINGS LLC / 6340 S SANTA CLARA AV R-3**

The applicant's property is an approximately 6.58-acre site zoned R-3 "Residential" and is developed with a two-story apartment complex. The applicant is proposing to construct a new storage shed in the designated parking area. The applicant is seeking the necessary zoning approval to allow the construction which would eliminate approximately three existing motor vehicle parking spaces. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.12 and Table 4.8-2 which provide the criteria for multi-family residential development in the R-3 zone; Section 7.4.4 and Table 7.4.4-1 which provide the required number of motor vehicle parking spaces; and Section 9.3.4 which provides the criteria for modifications to nonconforming parking areas. The applicant is requesting the following variance: **1)** Allow the construction of the new shed in the parking area which will result in the reduction of the nonconforming number of motor vehicle parking spaces from 249 to 246 spaces, all as shown on the submitted plans.

Motion by Mr. Marks, duly seconded by Ms. Poulos, to grant the variance. The motion passed by a voice vote of 4 - 0.

**3. C10-24-04 NORGORD INTERIOR REMODEL / KMS ENTERPRISES LLC / 443 S STONE AV / HC-3**

The applicant's property is an approximately 7,800 square-foot lot zoned HC-3 "Commercial" and is developed with a one-story building. The applicant is proposing an interior remodel to accommodate a new group dwelling use. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.22 and Table 4.8-4 which provide the criteria for a group dwelling in the zone; and Section 7.4.4 and Table 7.4.4-1 which provide the required number of motor vehicle parking spaces. The applicant is requesting the following variance: **1)** To delete the required number of off-street motor vehicle parking spaces, all as shown on the submitted plans.

Motion by Ms. Poulos, duly seconded by Mr. Marks, to grant the variance. The motion passed by a voice vote of 4 - 0.

**4. Other Business**

Ms. Bonham, with the City Attorney's Office, provided the Board an update regarding TEP's appeal to Pima County Superior Court of the Board's decision to uphold the Zoning Administrator's Determination (C10-21-09). On July 3, 2024, a ruling was made on the special action filed by TEP. The special action was denied, and the ruling of the Zoning Administrator and Board of Adjustment was affirmed.

**5. ADJOURNMENT** Hearing was adjourned at 2:01 pm.