BOARD OF ADJUSTMENT Zoning Administration Division Planning and Development Services Department (PDSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISION ***

DATE OF PUBLIC HEARING JULY 24, 2024

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J) & (K).

<u>ACTIVITY NO.</u> TD-DEV-1123-00452

CASE NO.

THE APPLICANT

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.

DECISION: VARIANCE GRANTED

[DECISION NOTE]

By UDC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

IMPORTANT NOTICE

FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) WITHIN 180 DAYS OF THE HEARING DATE.

VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.

<u>UNLESS OTHERWISE NOTED</u>, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD'S DECISION.

THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION THAT PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES DEPARTMENT (ESD): CODE ENFORCEMENT DIVISION FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

For additional information please email DSD_Zoning_Administration@tucsonaz.gov or call 520-791-5550

for

Sonya Bermudez, Secretary Board of Adjustment

s:zoning administration/ba/decision/2402