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 OCTOBER 30, 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).

ACTIVITY NO. TC-RES-0624-03627

CASE NO.

THE APPLICANT

C10-24-06 SANTANA RESIDENCE NEW DETACHED CARPORT AND SHED / NATHANIEL SANTANA / 5902 E RYAN PL / R-1

The applicant's property is an approximately 0.27-acre lot zoned R-1 "Residential" and is developed with a single-family dwelling. The applicant is proposing to construct a detached metal carport and to relocate an existing shed. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to. Section 4.7.8 and Table 4.8-2 which provide the criteria for residential development in the R-1 zone; Table 6.3-2.A and Section 6.4.5 which provide the dimensional standards and rules of measurement applicable to all principal and accessory uses, buildings, and structures; and Section 6.6.3 which provides the development standards specific to accessory structures for residential uses. The applicant is requesting the following variances: 1) Allow the relocation of a shed with a reduced side perimeter yard setback from (10') to (0'), as measured to the west lot line, 2) Allow the construction of a carport with a reduced side street perimeter yard setback from (20') to (0'-8"), as measured to the west lot line, 3) Allow the construction of a carport with a reduced rear perimeter yard setback from (7'-11) to (0'-9"), as measured to the south lot line, and 4) Allow the construction of a carport with a height of (13'-9"), measured from design grade to the midpoint between the eave and ridge of the pitched roof, which exceeds the maximum height of (12') for a detached accessory structure, all as shown on the submitted plans.

DECISION: VARIANCES 1, 2, 3, AND 4 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

Sonya Bermudez, Secretary

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Board of Adjustment