



BOARD OF ADJUSTMENT
Wednesday, August 28,
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, Miranda Schubert, and Bonnie Poulos attended in person, and Erma Duran attended remotely

2. C10-24-03 CAP STORAGE INDOOR STORAGE FACILITY / CAP STORAGE WILMOT LLC / 324 S WILMOT RD / PROPOSED C-2

The applicant's property is an approximately 2.4-acre vacant site zoned C-1 "Commercial" and P "Parking." The applicant has been authorized to rezone the property to C-2 "Commercial" and proposes to construct a new Personal Storage building. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.21 and Table 4.8-4 which provide the use criteria applicable in the C-2 zone; and Section 7.4.6 which provides the motor vehicle use area dimensions applicable to the proposed development. The applicant is requesting the following variance: 1) Reduce the width of the two-way parking area access lanes (PAALs) within the storage development from 30' to 24', all as shown on the submitted plans.

Motion by Mr. Marks, duly seconded by Ms. Schubert, to grant the variance. The motion passed by a voice vote of 5 - 0.

3. C10-24-05 BERMAN RESIDENCE GARAGE CONVERSION / BERMAN SALLY C LIVING TR / 2406 E HAWTHORNE ST / R-1

The applicant's property is an approximately 0.3-acre parcel zoned R-1 "Residential." The applicant is proposing to convert an existing garage to an Accessory Dwelling Unit (ADU). 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, and Section 6.3.4 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures. Additionally, Section 6.6.3 provides criteria for maximum height of an ADU. The applicant is requesting the following variances: 1) Reduce the required rear perimeter yard setback from 9'4" to 0'-0"; and 2) Allow the ADU conversion to be constructed with an increased height from 12' to 14', all as shown on the submitted plans

Motion by Ms. Poulos, duly seconded by Mr. Marks, to grant variance 1 subject to the following condition:

A. Two off-street parking spaces must be provided for the primary residence.

And deny variance 2. The motion passed by a voice vote of 5 - 0.

4. **ADJOURNMENT** Hearing was adjourned at 2:32 pm.