### **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 August 28, 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. TD-DEV-0723-00296** 

CASE NO.

THE APPLICANT

C10-24-03 CAP STORAGE INDOOR STORAGE FACILITY / CAP STORAGE WILMOT LLC / 324 SOUTH WILMOT ROAD / C-2

The applicant's property is an approximately 2.4-acre vacant site zoned C-1 "Commercial" and P "Parking." The applicant rezoned 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) and access lanes within the storage development from 30' to 24', 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.

Sonya Bermudez, Secretary

**Board of Adjustment**