

***** NOTICE OF DECISION *****

ACTIVITY NO. TP-MOD-0526-000053

CASE NO.	THE APPLICANT
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**C10-26-05 STONE BROTHERS / STONE BROTHERS DEVELOPERS, LLC /
640 NORTH STONE AVENUE, C-3**

The applicant's property is an approximately 0.56-acre lot zoned C-3 "Commercial" and is developed with several buildings and storage. The applicant is proposing new building additions, bathrooms, covered patio and a pad for a shipping container. 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 commercial uses in the C-3 zone, and Section 6.4.5 which provides the perimeter yard standards applicable to the development. The applicant is requesting the following variances: **1)** Delete the required 20' street setback as measured from the new buildings to the east lot line, 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

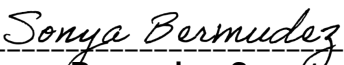
FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) WITHIN 180 DAYS OF THE HEARING DATE.

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.

UNLESS OTHERWISE NOTED, 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 PDSD: CODE ENFORCEMENT DIVISION FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

For additional information please email Mark.Castro@tucsonaz.gov



Sonya Bermudez, Secretary
Board of Adjustment

s:zoning administration/ba/decision/2605