



Board of Adjustment  
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### MEETING NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that the Board will hold the following meeting which will be open to the public on:

**Wednesday, July 24, 2024, at 1:00 pm Study Session and Executive Session as authorized under  
A.R.S. Section 38-431-03.A.3**

Doors will be open to the public at 1:00 PM  
Mayor and Council Chambers, City Hall  
255 West Alameda Street, Tucson, Arizona

NOTE: One or more member(s) of the Board of Adjustment may participate by telephonic, video or online communications. If a member of the public wishes to participate through the remote hybrid format, the hearing can be accessed here: <https://bit.ly/TucsonBoardOfAdjustment> Click on "Click Here to Join Meeting".

You may also dial in using your phone at (346) 248-7799 or (720) 707-2699

Meeting ID: 899 7505 6744

Passcode: 130557

- Anyone wishing to present information to the Board at the public hearing can notify staff of their intentions by e-mailing [DSD\\_Zoning\\_Administration@tucsonaz.gov](mailto:DSD_Zoning_Administration@tucsonaz.gov). Please provide your name, address, and phone number.

## AGENDA

### 1. Call to Order/Roll Call

- ( ) Bruce Dawson
- ( ) Miranda Schubert
- ( ) Michael Marks
- ( ) Erma Duran
- ( ) Bonnie Poulos

**AT OR AFTER 1:30 P.M.**

### **NEW CASES**

#### **2. 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 a variance to allow the construction of the shed which will reduce the nonconforming number of parking spaces, all as shown on the submitted plans.

#### **3. C10-24-04 NORFORD INTERIOR REMODEL / KMS ENTERPRISES LLC / 443 S STONE AV / HC-3**

The applicant's property is an approximately 7,800 square-foot lot zoned HC-3 "Commercial" and is developed with a one-story building. The applicant is proposing an interior remodel to accommodate a new group dwelling use. 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 a group dwelling in the zone; and Section 7.4.4 and Table 7.4.4-1 which provide the required number of motor vehicle parking spaces. The applicant is requesting a variance to delete the required number of off-street vehicle parking spaces for the project, all as shown on the submitted plans.

### **4. Adjournment**

#### **OTHER BUSINESS:**

- A. Chairman, Opportunity to Speak on Scheduled Agenda Items
- B. Vice Chairman, Same Opportunity
- C. Members, Same Opportunity
- D. Staff, Same Opportunity
- E. Adjournment

Persons with a disability may request reasonable accommodation, such as a sign language interpreter, by contacting the (support staff/office information). Requests should be made as early as possible to allow time to arrange the accommodation.