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 May 25, 2022

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. T22SA00162

CASE NO.

THE APPLICANT

C10-22-02 WHITE AND TREADWAY LOT LINE ADJUSTMENT / GLENN WHITE AND MONA TREADWAY / 86 WEST SIMPSON STREET / HO-3

The applicants' property is an approximately 4,715 square-foot lot zoned HO-3, an "Office" zoning classification, and is developed with a single-family residence. The applicant is proposing to reposition the lot line between 86 and 92 W Simpson Street to provide parking for 92 W Simpson Street, and create a reduced lot size and reduced building setback at the west lot line to the residence of 86 W Simpson Street. UDC sections applicable to this project include, but are not limited to, Section 4.9.7. and Table 4.8-5, which provide the criteria for residential development in the O-3 zone; Section 6.3.-3.A., which provides standards specific to lot size and setbacks; and Section 5.8., which provides development criteria for property within Historic Preservation Zones. The applicants are requesting variances to allow a reduced lot size, and reduced side perimeter yard setback, all as shown on the submitted plans. The applicant is requesting the following variances: 1) Allow the lot area for 86 West Simpson Street to be reduced from the required minimum of 5,000 square feet to approximately 3,379.5 square feet, and 2) Allow the building perimeter yard setback for 86 West Simpson Street to be reduced from 10' to 4' as measured to the repositioned west lot line, all as shown on the submitted plans.

DECISION: VARIANCES DENIED

IMPORTANT NOTICE

<u>RECONSIDERATION:</u> THE BOARD OF ADJUSTMENT MAY CONSIDER ONE REQUEST FOR RECONSIDERATION BY THE APPLICANT OR A PARTY OF RECORD, PROVIDED: A) A WRITTEN REQUEST IS FILED WITH THE ZONING ADMINISTRATOR WITHIN FOURTEEN (14) CALENDAR DAYS AFTER THE BOARD HAS RENDERED ITS DECISION, AND B) THE REQUEST IS BASED UPON NEW EVIDENCE OR MATERIALS WHICH WERE NOT PRESENTED AND COULD NOT HAVE BEEN REASONABLY PRESENTED AT THE PUBLIC HEARING ON THE CASE.

<u>APPEALS OF THE BOARD'S DECISION:</u> MUST BE FILED WITH PIMA COUNTY SUPERIOR COURT WITHIN THIRTY (30) CALENDAR DAYS AFTER THE BOARD HAS RENDERED ITS DECISION.

If you want further information, please email Heather Thrall at DSD_Zoning_Administration@tucsonaz.gov or call 520-791-5550

For

Sue Montes, Secretary Board of Adjustment

s: zoning administration/ba/decision/2202