



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, August 28, 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 (669) 444-9171  
Meeting ID: 899 7505 6744

- 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. C10-24-03 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 is proposing to rezone the property to C-2 "Commercial" and well as 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 criteria for storage development in the C-2 zone, and Section 7.4.6 which provides the motor vehicle use area design criteria applicable to the development. The applicant is requesting a variance to 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.

#### **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 variances to reduce the required rear setback, and to exceed the maximum allowable height for an accessory structure, 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.