



Board of Adjustment
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BOARD OF ADJUSTMENT

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, September 30, 2026, 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 12:45 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://www.tucsonaz.gov/BOA> Click on "Click Here to Join Meeting."

You may also dial in using your phone at +1 213-293-2303,,353719675# United States, Los Angeles
Phone conference ID: 353 719 675#

- 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. Please provide your name, address, and phone number.

AGENDA

AT OR AFTER 1:00 P.M.

1. Study Session Call to Order/Roll Call

- () Bruce Dawson
- () Robert Valencia
- () Michael Marks
- () Erma Duran
- () Denise Bowls
- () Michael Schaff
- () Araceli Juarez

2. Discussion of Case C10-26-08 DODSON RESIDENCE DETACHED SHED / DAVID AND NANCY DODSON / 4114 E. MONTE VISTA DR., R-3

3. Discussion of Case C10-26-09 VASQUEZ RV CARPORT AND FENCE ADDITION/ RAMON C. VASQUEZ / 3574 EAST NEBRASKA STRAVENUE/ R-1

4. Discussion of Case C10-26-10 TOM RESIDENCE NEW ADDITION & REMODEL / HENRY TOM / 20 EAST CALLE MIRASOL / RX-2

5. Adjourn Study Session

AT OR AFTER 1:30 P.M.

1. Regular Session Call to Order/Roll Call

- () Bruce Dawson
- () Robert Valencia
- () Michael Marks
- () Erma Duran
- () Denise Bowls
- () Michael Schaff
- () Araceli Juarez

NEW CASES

2. C10-26-08 DODSON RESIDENCE DETACHED SHED / DAVID AND NANCY DODSON / 4114 E. MONTE VISTA DR., R-3

The applicant's property is an approximately 0.14-acre lot zoned R-3 "Residential" and is developed with a single-family residence. A detached shed was constructed in the front yard without prior zoning approval. 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 residential uses in the R-3 zone, Section 6.4.5 and Table 6.3-2A which provides the setback standards applicable to the development. The applicant is requesting variances to allow the shed to remain in the front yard with a reduced side yard setback, all as shown on the submitted plans.

3. C10-26-09 VASQUEZ RV CARPORT AND FENCE ADDITION/ RAMON C. VASQUEZ / 3574 EAST NEBRASKA STRAVENUE/ R-1

The applicant's property is an approximately 7,820 square foot lot zoned R-1 "Residential" and is developed with a single-family residence with an attached garage. A detached RV carport and metal fence were

constructed without prior zoning approval. The applicant is seeking zoning approval necessary to allow the RV carport and metal fence to remain as constructed in the northeast portion of the residence and to the south property line respectively. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Sections 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone; Table 6.3-2.A and Section 6.4.5 which provide the dimensional standards and rules of measurement applicable to all principal and accessory uses, buildings, and structures; and Section 6.6.3 which provides the development standards specific to accessory structures for residential uses. The applicant is requesting variances to allow the RV carport and metal fence to remain as constructed by eliminating the required setback, and to allow both to exceed the maximum allowable height for an accessory structure, all as shown on the submitted plans.

4. C10-26-10 TOM RESIDENCE NEW ADDITION & REMODEL / HENRY TOM / 20 EAST CALLE MIRASOL / RX-2

The applicant's property is an approximately 0.44-acre lot zoned RX-2 "Residential" and is developed with a single-family residence. The applicant is proposing a remodel of the existing residence and addition which includes a new garage. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.7 and Table 4.8-1 which provides the criteria for residential development in the RX-2 zone, Table 6.3-1.A which provides the dimensional standards applicable to all principal and accessory structures, and 6.4.5 which provides the standards for perimeter yards. The applicant is requesting variances to allow the construction with reduced perimeter yard setbacks, all as shown on the submitted plans.

5. 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.