



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, January 29, 2025, at 12:30 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 12:30 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. Please provide your name, address, and phone number.

AGENDA

1. Call to Order/Roll Call

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

AT OR AFTER 1:30 P.M.

2. Election of Officers

NEW CASES

3. C10-24-07 TAYLOR RESIDENCE DETACHED WORKSHOP AND SHED / 3438 N WILSON AV / RX-2

The appellant, Maureen Pollack, is appealing the Planning and Development Services Director's (PDSD) decision to approve Design Development Option (DDO) Case DDO-24-81. Case DDO-24-81 is a request by property owner, Dan Taylor, to allow an existing workshop and shed, constructed without prior zoning approval, to remain with reduced side and rear perimeter yard setbacks. The property owner filed a Design Development Option (DDO) application with the Planning and Development Services Department requesting the zoning approval necessary to allow the construction to remain with reduced building setbacks, as measured from the north, and east property lines. The DDO application was approved by the PDSD Director, finding the project in compliance with all required DDO General and Specific Findings of Tucson *Unified Development Code (UDC)* Section 3.11.1.D.1&2. The appellant is requesting a reversal of the Planning and Development Services Director's decision to approve DDO-24-81.

4. C10-24-08 CHICK-FIL-A NEW AWNING / SOLAR HOLDINGS LLC / 4585 N ORACLE RD / C-3

The applicant's property is an approximately 1.37-acre lot zoned C-3 "Commercial" and is developed with a restaurant. The applicant is proposing to construct a new drive-thru shade canopy as part of a remodel to the building. 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 food service in the C-3 zone, and Section 6.4.5 which provides the perimeter yard standards applicable to the development. The applicant is requesting a variance to allow a reduced street perimeter yard setback measured from the new shade canopy to the future property line along Oracle Road, all as shown on the submitted plans.

**5. C10-24-09 ANDERSON RESIDENCE ACCESSORY STRUCTURES / DAVID
ANDERSON / 1 N TUCSON TER / R-2**

The applicant's property is a 0.66-acre sized lot zoned R-2 "Residential" and is developed with a single-family residence and several accessory structures. The applicant is seeking zoning approval necessary to allow the accessory structures to remain as constructed in addition to constructing a new fence. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.9 and Table 4.8-2, which provide the criteria for residential development in the R-2 zone, and Section 6.6.3 which provides the standards for accessory structures. The applicant is requesting variances to allow detached accessory structures in the front yard, reduced setbacks, and a fence to exceed the maximum height allowed, all as shown on the submitted plans.

**6. C10-24-10 CLARK RESIDENCE NEW SLEEPING QUARTERS AND SHED / BRUCE
CLARK / 345 S IRVING AVE / R-1**

The applicant's property is a 13,939 square foot lot zoned R-1 "Residential" and is developed with a single-family residence and accessory structures. The applicant is proposing to construct a new sleeping quarters and requesting zoning approval for a detached shed in the front yard. The 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 provides the criteria for residential development in the R-1 zone, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, Sections 4.9.7.B.7 which provides the criteria for required parking in the R-1 zone, and 6.6.3 which provides the standards for accessory structures. The applicant is requesting variances to allow required parking and a detached shed to be located in the front yard, and to allow a reduced setback measured from the new sleeping quarters to the north lot line, all as shown on the submitted plans.

7. 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.