



Board of Adjustment  
P.O. Box 27210  
Tucson, Arizona 85726-7210  
(520) 791-4213 (Voice)  
(520) 791-2639 (TDD)  
(520) 791-4017 (FAX)

### 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, April 27, 2022 at 12:30 pm Study Session**

#### **IN-PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC WILL BE PROHIBITED.**

- A live stream of the hearing will be broadcast so that members of the public may view and listen to the hearing online. Please join the meeting from your computer, tablet or smartphone. This meeting will be conducted via Zoom. Some browsers will require you to download the App, while others will allow an "In-Browser" version. Please test your functionality prior to the scheduled meeting.

Please join the meeting from your computer, tablet or smartphone at the following link:

<https://www.tucsonaz.gov/pdsd/board-adjustment-agenda-materials>

Click on "Click here to Join the Meeting" link.

You can also dial in using your phone.

**1 346 248 7799** United States (Toll)

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 \*

- ( ) Michael Marks
- ( ) Kathe Kubish
- ( ) Bruce Dawson
- ( ) Jesse Lugo
- ( ) Lee Pagni
- ( ) Miranda Schubert

AT OR AFTER 1:30 P.M.

### NEW CASE(S)

#### 2. 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. Tucson *Unified Development Code (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.

#### C10-22-03 LOPEZ RESIDENCE NEW CARPORTS AND STORAGE SHED / ANTONIO AND THERESA LOPEZ / 9024 EAST KIRKPATRICK CIRCLE / R-1

The applicants' property is an approximately 8,466 square-foot lot zoned R-1 "Residential" and is developed with a single-family residence. The applicants constructed a carport and shed without prior zoning approval and are proposing to construct a second carport attached to the front of the residence. 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, Sections 6.3.4, 6.4.4, 6.6.2, 6.6.3 and Table 6.3-2.A which provide the dimensional standards and rules of measurements for all principal and accessory uses, buildings and structures. The applicants are requesting variances to allow reduced side and front street perimeter yard setbacks, all as shown on the submitted plans.

#### C10-22-04 ALPHA CHI OMEGA SORORITY HOUSE / ALPHA CHI OMEGA NATIONAL HOUSING CORP / 1775 EAST 1<sup>ST</sup> STREET, R-3

The applicant's property is an approximately 0.5-acre lot zoned R-3 "Residential" and is developed with a sorority house. The applicant is proposing to construct a two-story addition to the sorority house which includes demolishing a portion of the existing one-

story building. The 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 provides the criteria for residential development in the R-3 zone, Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures; and Section 7.4 and Table 7.4.4-1 which provides the required vehicle parking and maneuvering standards. The applicant is requesting variances to reduce the side street perimeter yard setback, reduce the required number of vehicle parking spaces and allow the use of the alley for maneuvering directly into or from any parking space, all as shown on the submitted plans.

### 3. Adjournment

#### OTHER BUSINESS:

- A. Findings Training
- B. Procedures/Protocol Training
- C. Chairman, Opportunity to Speak on Scheduled Agenda Items
- D. Vice Chairman, Same Opportunity
- E. Members, Same Opportunity
- F. Staff, Same Opportunity
- G. Adjournment

Persons with a disability may request a 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.