



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, July 29, 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](mailto: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 C10-26-07 TRI DELTA SORORITY / DELTA DELTA DELTA NHC - U OF A PHI BETA CHAPTER 1541 E 2ND ST, R-3**

#### **3. 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 CASE**

#### **2. C10-26-07 TRI DELTA SORORITY / DELTA DELTA DELTA NHC - U OF A PHI BETA CHAPTER 1541 E 2<sup>ND</sup> ST, R-3**

The applicant's property is an approximately 0.6-acre lot zoned R-3 "Residential" and is developed with an existing sorority house. The applicant is proposing to demolish the building and construct a new sorority house. 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, Section 7.4.4 which provides the required number of vehicle parking spaces, Section 7.4.6 which provides the standard for vehicle use area, and Section 7.6.4 which provides landscape standards for the development. The applicant is requesting variances to modify setbacks, the number of required vehicle parking spaces, vehicle use area, and to delete or modify landscaping standards, all as shown on the submitted plans.

## **OTHER BUSINESS**

### **3. DISCUSSION ON POTENTIAL CHANGE OF FUTURE MEETING TIME AND LOCATION**

Staff is exploring the possibility of adjusting the schedule and location for future Board of Adjustment public hearings. This will be an open discussion between staff and Board members regarding this topic.

### **4. 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.