



West University Historic Zone Advisory Board
Tuesday, April 14, 2026, at 6:00PM
Virtual Meeting
Legal Action Report/Meeting Minutes

1. Call to Order/Roll Call

Meeting was called to order at 6:01 pm.

Board Members in Attendance: R. McDonnell, P. Rusk, J. Glock, L. Spetnagle, G. Stoner, and C. Domin.

J. Glock entered at 6:24pm.

C. Domin left at 8:02pm.

Board Members Absent/Excused: C. Chavez,

Staff in Attendance: Dan Bursuck (PDSD) and Jason Lilienthal (PDSD)

Guests in Attendance: Alex Enoch, Sara Fox, and Carasta Construction LLC for (605 E 4th St/710 N 2nd Ave), George Zazueta and Jose Luis Villegas (711 E 6th St), Vance Goodman (701 E University Blvd), and Henry Werchan (neighbor adjacent to 701 E University Blvd).

2. Review and approval of the Legal Action Report/Minutes (LAR) for the Meetings of February 10, 2026 and February 25, 2026 **Action**

Motion: G. Stoner moved to approve the Legal Action Report/Minutes for the meeting of February 10, 2026 and February 25, 2026 as submitted.

The motion was seconded by L. Spetnagle

The motion passed unanimously by a roll call vote of 6-0. (C. Chavez, J. Glock absent)

3. Call to Audience

None.

4. Historic Review Cases

- a. SD-0725-00102/TC-RES-0325-01651/TC-RES-0425-01872/CE-VIO0325-01045

605 E 4th Street/710 N 2nd Ave (Parcel #117033640)

Action

Staff Lilienthal provided project background and introduced the applicant, Alex Enoch, who presented the project. Sara Fox, property owner, attended.

Motion: L. Spetnagle motions to recommend approval with the following comments:

- Accept changes to contributing property as presented to include remediation of windows to single hung aluminum clad wood windows to fit original window openings, replacement of exterior wood stair with metal design as presented, and replacement of wood picket fence with wrought iron picket fence.
- Accept proposed ADU design as shown with the following conditions: remove foam pop-out feature along the bottom of the exterior walls and move the parking area to the east side of the property (alley access) by shifting the ADU to the west so that parking is not directly in front of the 2nd Ave front of the building
- Ask the city to request that Park Tucson allow for 2 more parking permits for the ADU on 2nd Ave
- Ask that the drawings also be updated to directly call out the setbacks in the development zone that justify the proposed setbacks for the ADU and that the package also include examples from the development zone to support the approach for the stud wall detail of the ADU shown on sheet A7.0 feature 1. The items in this part of the request will be verified via a minor review

The motion was seconded by G. Stoner.

Discussion:

C. Domin elaborated that ADU be shifted to the West 9' to allow parking on the side and in the alley.

The motion passed unanimously by a roll call vote of 7-0. (C. Chavez absent)

- b. **SD-0925-00140/TC-RES-0125-00513** **Action**
711 E 6th St (Parcel #124051090)

Staff Lilienthal provided project background and introduced the applicant, George Zazueta, who presented the project.

Motion: J. Glock motions to recommend continuance to next meeting.

The motion was seconded by L. Spetnagle.

No discussion.

The motion passed unanimously by a roll call vote of 5-0. (C. Chavez and C. Domin absent)

c. **SD-0326-00054/TC-COM-1025-01912/CE-VIO0225-00688** **Action**
701 E University Blvd (Parcel #12405016A)

Staff Lilienthal provided project background and introduced the applicant, Vance Goodman, who presented the project.

Motion: J. Glock motions to recommend continuance to the next meeting.

The motion was seconded by L. Spetnagle.

No discussion.

The motion passed unanimously by a roll call vote of 5-0. (C. Chavez and C. Domin absent)

5. Staff Updates **Information Only**

Staff Lilienthal provided update on recent minor reviews.

6. Future Agenda Items **Information Only**

Staff Lilienthal mentioned that Carver Struve from Long Range Planning will present on a code update. The next regularly scheduled date is May 12, 2026.

7. Adjournment

Meeting adjourned at 8:12 p.m.

