



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, April 24, 2024, 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 1:00 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 (720) 707-2699

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
- ( ) Bruce Dawson
- ( ) Jesse Lugo
- ( ) Miranda Schubert
- ( ) Erma Duran
- ( ) Bonnie Poulos

### AT OR AFTER 1:30 P.M.

### 2. Election of Officers

#### NEW CASE

### 3. C10-24-01 MILLENNIUM PREMEIR LLC RESIDENCE NEW GARAGE / RICHARD ROBERTS 4302 N WEGNER LN / MU

The applicant's property is an approximately 6,933 square foot lot zoned MU "Mixed Use" and is developed with a mobile home and detached garage. The owner constructed the detached garage without prior zoning approval or permits. The applicant is seeking the necessary zoning approval to allow the garage to remain as constructed. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.23 and Table 4.8-7 which provide the criteria for residential development in the MU zone; Sections 6.3.4 and 6.4.5 which provide the dimensional standards and rules of measurements for all principal and accessory uses, buildings, and structures; and Section 6.6.3 which provides the standards for accessory structures of a residential use. The applicant is requesting variances to allow the garage to remain as constructed with the total gross floor area of all detached accessory structures (200 square feet or larger) exceeding 50% of the total gross floor area of the principal structure, with a building height that exceeds the maximum allowed for an accessory structure, and with reduced side street and rear perimeter yard setbacks, all as shown on the submitted plans.

### 4. 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.