



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, May 28, 2025, at 12:45 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 (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.

NEW CASES

2. C10-25-03 OXFORD HOUSE - SAHUARO / SWAN-ISABEL LLC / 2601 N SWAN RD / R-1

The appellant, Heather Dukes, Esq., on behalf of Swan-Isabel, LLC and Oxford House – Sahuaro, is appealing the Zoning Administrator's Determination (TZ-CMP-0724-00095), issued January 27, 2025, relating to the restriction on the number of residents allowed at the Oxford House. Pursuant to UDC Article 1.5.1.E., a party of record can appeal the zoning determination. The appellant contends that "portions of the determination which limit the number of residents and impose "groupdwelling" zoning and commercial building code standards to properties with more than eight residents, are arbitrary, capricious and an abuse of discretion and violate the Fair Housing Act".

3. C10-25-04 FRISINA RESIDENCE NEW CARPORT / JOSEPH FRISINA / 7043 E HAYNE PL / R-1

The applicant's property is an approximately 8,150 square foot lot zoned R-1 and is developed with a single-family residence. The applicant is proposing to construct a new carport attached to the southwest portion of the residence. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Sections 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, and 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. The applicant is requesting variances to allow construction of the new carport with reduced front and side street 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.