



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

BOARD OF ADJUSTMENT

Meeting Notice **REVISED**

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, February 25, 2026, at 1:00 pm Study Session and Executive Session as authorized under A.R.S. Section 38-431-03.A.3

NOTE: This public hearing was changed from hybrid attendance to remote only.

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 Microsoft Teams. 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.

NOTE: If a member of the public wishes to participate, 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. Please provide your name, address, and phone number.

AGENDA

1. Call to Order/Roll Call

- () Bruce Dawson
- () Michael Marks
- () Erma Duran
- () Robert Valencia

AT OR AFTER 1:30 P.M.

2. Election of Officers

NEW CASE

3. C10-25-07 DUTCH BROS COFFEE / AVALON DEVELOPMENT LLC / 170 S HOUGHTON RD / C-1

The applicant's property is an approximately 0.55-acre pad zoned C-1 "Commercial" and is developed with parking spaces. The applicant is proposing to construct a new 950 sqft Dutch Bros Coffee building. Tucson *Unified Development Code (UDC)* sections applicable to this project include but are not limited to Section 4.7.20 and Table 4.8-4, which provides the criteria for commercial uses in the C-1 zone, and Sections 5.3.4.A and 5.3.5.A, which provide the criteria for development in the Scenic Corridor Overlay Zone. The applicant is requesting a variance to allow a reduced building setback from the street property line specific to requirements of the Scenic Corridor Overlay Zone, 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.