



**BOARD OF ADJUSTMENT**  
Wednesday, March 25,  
2026 (Hybrid Meeting)  
Mayor and Council Chambers, City Hall  
255 W. Alameda Street

**Legal Action Report**

**1. CALL TO ORDER / ROLL CALL**

A quorum was established and the meeting started at 1:31 pm.

Members present: Bruce Dawson, Michael Marks and Robert Valencia. Erma Duran was remote.

**2. ELECTION OF OFFICERS**

Mr. Marks nominated Mr. Dawson as the Chairman and was passed by acclamation.

Mr. Dawson nominated Mr. Valencia as Vice-Chair and was passed by acclamation.

**3. C10-26-01 MACKOWIAK RESIDENCE ACCESSORY DWELLING UNIT/  
MITCH MACKOWIAK / 514 W 17th St/ HO-3**

The applicant's property is an approximately 2,960 sqft lot zoned HO-3 "Office" with historic overlay and is developed with a single-family residence. The applicant is proposing to construct a new Accessory Dwelling Unit (ADU) and landscape wall. Tucson Unified Development Code (UDC) sections applicable to this project include but are not limited to Sections 4.7.15 and Table 4.8-5 which provides the criteria for residential development in the HO-3 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 the following variance: **1)** Allow the construction of a detached accessory dwelling unit between the principal structure and the front street lot line, all as shown on submitted plans.

Motion by Mr. Marks, duly seconded by Mr. Valencia, to grant the variance. The motion passed by a voice vote of 4 - 0.

**4. ADJOURNMENT** Hearing was adjourned at 1:49 pm.