



Design Review Board
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DESIGN REVIEW BOARD (DRB)

MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Design Review Board (DRB)** and to the general public that the DRB will hold the following virtual meeting which will be open to the public on:

Friday, July 10, 2026, 8:30 AM

If a member of the public wishes to join through the remote format on a computer, mobile app room device, or telephone:

[Join the meeting now](#)

Meeting ID: 264 882 939 712 28

Passcode: 2bL6iG26

Dial in by phone

[+1 213-293-2303,,703121105#](#) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 703 121 105#

For materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, maria.gayosso@tucsonaz.gov, no later than Monday July 6, 2026.

Para solicitar materiales en formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, maria.gayosso@tucsonaz.gov, a más tardar el Lunes 6 de Julio de 2026.

AGENDA

1. Call to Order / Roll Call

Paige Anthony
Rosemary Bright (Vice Chair)
Caryl Clement
Cade Hayes

Daniel Maher
Grace Schau
Chris Stebe (Chair)

2. Review and approval of the 6/5/2026 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. TP-MOD-0626-000067 – Replacement of Sorority House

Related Activity #: **TD-DEV-0226-00038**

Address: **1541 E 2ND ST**

Parcel #: **124040770**

Zoning: **R-3**

Board of Adjustment Variance Review

Action

The Applicant's Request:

Rick Engineering, on behalf of the property owner, Delta NHC – UofA Beta Chapter, is proposing to demolish the existing building and construct a new sorority house. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 7.6.4 which provides landscape standards for the development. The applicant is requesting the following variances:

1. Delete the required four canopy trees in the vehicle use area along the north lot line; and
2. Allow the width of the street landscape border along 2nd Street to be reduced from 10' to 5', all as shown on the submitted plans.

The DRB's Purview:

In accordance with UDC Sections 2.2.6.C.5, 3.10.3, and 7.6.9.D, the DRB reviews and forwards a recommendation to the B/A all requests for variances from UDC Section 7.6, Landscaping and Screening Standards. In addition, the DRB may make any recommendation that would assist in mitigating any negative impacts which might occur should the request be granted. In formulating its recommendation, the DRB shall apply the findings for approval of UDC Section 3.10.3.K.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED LANDSCAPE BUFFER-YARD/SCREENING MODIFICATIONS, REDUCTIONS, AND DELETIONS AND RECOMMENDS TO THE BOARD OF ADJUSTMENT (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.10.3.K (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).

ATTACHMENT A:
UDC SECTION 3.10.3.K “FINDINGS FOR APPROVAL”

The Board of Adjustment can hear and decide a variance request from the regulations listed in the Unified Development Code. The Board may grant a variance only if it finds the following:

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;
2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;
3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;
4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;
5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed variance shall not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,
7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.