



BOARD OF ADJUSTMENT
Wednesday, June 24, 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, Araceli Juarez, and Michael Schaff. Michael Marks, Robert Valencia and Denise Bowls were remote. Erma Duran was absent.

2. C10-26-05 STONE BROTHERS / STONE BROTHERS DEVELOPERS, LLC / 640 NORTH STONE AVENUE, C-3

The applicant's property is an approximately 0.56-acre lot zoned C-3 "Commercial" and is developed with several buildings and storage. The applicant is proposing new building additions, bathrooms, covered patio and a pad for a shipping container. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.22 and Table 4.8-4, which provide the criteria for commercial uses in the C-3 zone, and Section 6.4.5 which provides the perimeter yard standards applicable to the development. The applicant is requesting the following variances: **1)** Delete the required 20' street setback as measured from the new buildings to the east lot line, all as shown on the submitted plans.

Motion by Ms. Juarez, duly seconded by Mr. Schaff, to grant the variance. The motion passed by a voice vote of 6 - 0.

3. C10-26-06 BOOHER GARAGE ADDITION / DANIEL BOOHER/ 5915 EAST 5TH STREET / R-1

The applicant's property is an approximately 12,200 square-foot lot zoned R-1, a "Residential" zoning classification, and is developed with a single-family residence with an attached garage. The property is located on the northeast corner of 5th Street, a collector street identified on the Major Streets and Routes Plan map, and Sahuara Avenue. The applicant is proposing to construct an expansion to the existing attached garage. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provide the criteria for residential development in the R-1 zone; Section 6.3.4 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures; and Section 6.4.5.C.2 and Table 6.4.5.C-1 which provide the street perimeter yard setbacks applicable to the new construction. The applicant is requesting a variance to reduce the front street setback, all as shown on the submitted plans.

The applicant representing the owner requested to withdraw the application. No additional action was taken.

4. ADJOURNMENT Hearing was adjourned at 2:21 pm.