BOARD OF ADJUSTMENT
Wednesday, July 29, 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 1:30 pm.
Members present: Bruce Dawson. Michael Marks, Robert Valencia, Araceli Juarez, and Michael Schaff were remote. Denise Bowls and Erma Duran were absent.

2. **C10-26-07 TRI DELTA SORORITY / DELTA DELTA DELTA NHC - U OF A PHI BETA CHAPTER / 1541 E 2ND ST, R-3**

The applicant's property is an approximately 0. 6-acre lot zoned R-3 "Residential" and is developed with an existing sorority house. The applicant is proposing to demolish the building and construct a new sorority house. Tucson *Unified Development Code* (*UDC*) sections applicable to this project include, but are not limited to, Section 4.7.12 and Table 4.8-2, which provide the criteria for residential uses in the R-3 zone, Section 6.4.5 and Table 6.3-2A which provides the setback standards applicable to the development, Section 7.4.4 which provides the required number of vehicle parking spaces, Section 7.4.6 which provides the standard for vehicle use area, and Section 7.6.4 which provides landscape standards for the development. The applicant is requesting the following variances: 1) Allow the construction of a new sorority house with a side perimeter yard setback reduced from 27' to 13', as measured to the west lot line; 2) Allow the construction of a new sorority house with a street perimeter yard setback reduced from 20' to 15' as measured to the south lot line; 3) Allow the construction of a new sorority house with a street perimeter yard setback reduced from 20' to 10' as measured to the east lot line; 4) Allow a reduction of required motor vehicle parking spaces from 29 to 16 vehicle parking spaces; 5) Allow the use of the 16' wide alley for maneuvering directly into or from the vehicle parking spaces; and 6) Delete the required four canopy trees in the vehicle use area along the north lot line, all as shown on the submitted plans.

Motion by Mr. Marks, duly seconded by Ms. Juarez, to grant variance 1, 2, 3, 4, 5, and 6. The motion passed by a voice vote of 5 - 0.

3. **DISCUSSION ON POTENTIAL CHANGE OF FUTURE MEETING TIME AND LOCATION**

Staff discussed the possibility of adjusting the schedule and location for future Board of Adjustment public hearings. In the past, due to the amount of cases at that time (sometimes up to 12 or more cases), the hearing would be scheduled to start at 1:30 pm to allow time for each case which would sometimes carry on to the evening hours. This is the schedule that has been used for years. Based on an email survey sent to the Board members, staff indicated that the majority did not have issues with the current format, day and time. A couple of members expressed interest in moving to earlier or later times lots or moving the hearing to a different day other than Wednesday. At the hearing, members present indicated they have no objection to the current format, day and time but could also be flexible to change. Two other members expressed the format and times work for them and may cause attendance issues if changed. A request was made by staff to add the “remote only” option to the Public Notice Statement.

Motion by Mr. Schaff, duly seconded by Mr. Marks, to add the “remote only” option to the Public Notice Statement. The motion passed by a voice vote of 5 - 0.

4. **ADJOURNMENT** Hearing was adjourned at 2:25 pm.