



BOARD OF ADJUSTMENT
Wednesday, September 30, 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, and Araceli Juarez were present in person. Denise Bowls and Robert Valencia were remote. Michael Schaff and Erma Duran were absent.

2. C10-26-08 DODSON RESIDENCE DETACHED SHED / DAVID AND NANCY DODSON / 4114 E. MONTE VISTA DR., R-3

The applicant's property is an approximately 0.14-acre lot zoned R-3 "Residential" and is developed with a single-family residence. A detached shed was constructed in the front yard without prior zoning approval. Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.10 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, and Section 6.6.3 which provides the standards for accessory structures. The applicant is requesting the following variances: 1) Allow the detached shed to remain in the front yard, and 2) Allow the detached shed to remain with a reduced side perimeter yard setback from 5' to 1'-6" as measured to the east property line, all as shown on the submitted plans.

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

3. C10-26-09 VASQUEZ RV CARPORT AND FENCE ADDITION/ RAMON C. VASQUEZ / 3574 EAST NEBRASKA STRAVENUE/ R-1

The applicant's property is an approximately 7,820 square foot lot zoned R-1 "Residential" and is developed with a single-family residence with an attached garage. A detached RV carport and metal fence were constructed without prior zoning approval. The applicant is seeking zoning approval necessary to allow the RV carport and metal fence to remain as constructed in the northeast portion of the residence and to the south property line respectively. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Sections 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone; Table 6.3-2.A and Section 6.4.5 which provide the dimensional standards and rules of measurement applicable to all principal and accessory uses, buildings, and structures; and Section 6.6.3 which provides the development standards specific to accessory structures for residential uses. The

applicant is requesting the following variances: 1) Allow the RV carport to remain as constructed by allowing it to exceed the maximum allowable height for an accessory structure from 12'-0" to 15'-8", 2) Allow the RV carport to remain as constructed by eliminating the required setback to the east property line, and 3) Allow the metal fence to remain as constructed by allowing it to exceed the maximum allowable height for a perimeter fence from 6'-0" to 9'-6", all as shown on the submitted plans.

Motion by Ms. Juarez, duly seconded by Mr. Marks, to grant variances 1, 2, and 3 with the following condition: The metal fence along the south property line shall be finished with non-reflective material or paint. The motion passed by a voice vote of 5-0.

4. C10-26-10 TOM RESIDENCE NEW ADDITION & REMODEL / HENRY TOM / 20 EAST CALLE MIRASOL / RX-2

The applicant's property is an approximately 0.44-acre lot zoned RX-2 "Residential" and is developed with a single-family residence. The applicant is proposing a remodel of the existing residence and addition which includes a new garage. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.7 and Table 4.8-1 which provides the criteria for residential development in the RX-2 zone, Table 6.3-1.A which provides the dimensional standards applicable to all principal and accessory structures, and 6.4.5 which provides the standards for perimeter yards. The applicant is requesting the following variances: 1) Allow the garage to be constructed with a front street setback reduced from 20' to 5' as measured to the north lot line, 2) Allow the garage to be constructed with a side perimeter yard setback reduced from 20' to 10' as measured to the east lot line, and 3) Allow the addition to be constructed with a side perimeter yard setback reduced from 20' to 16' as measured to the west lot line, all as shown on the submitted plans.

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

5. ADJOURNMENT Hearing was adjourned at 2:13 pm.