

PIMA COUNTY BOARD OF ADJUSTMENT  
DISTRICT 1  
PIMA COUNTY GOVERNMENT CENTER

MEMORANDUM OF DECISION

TO: Carmine DeBonis Jr., Chief Zoning Inspector

FROM: Terrill L. Tillman, Asst. Executive Secretary

DATE: August 4, 2015

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, August 3, 2015**, heard the following appeals and decided as noted:

**CONTINUED HEARINGS:**

**Co10(1)15-06 SABINO CANYON INVESTMENTS LLC – NORTH SABINO CANYON ROAD.** 3ld Architecture representing Sabino Canyon Investments, LLC on property located at **4910 North Sabino Canyon Road** in the **CB-1 (Local Business)** zone request a **variance to reduce the Major Street and Routes setback to 20 feet for a porch addition.** Section 18.77.030B requires a 30 feet setback in addition to half of the required right-of-way width on all Major Streets and Routes.

The board APPROVED the requested variance.

**NEW HEARINGS:**

**Co10(1)15-09 FELIX – NORTH SAN ANNA DRIVE.** Victor and Clara Felix on property located at **7201 N. San Anna Drive**, in the **CR-1** zone, request the following variances:

- 1. To reduce the required front yard setback to 41 feet for an existing carport.** Section 18.21.040 of the Pima County Zoning Code requires a minimum 60 feet front yard setback.
- 2. To reduce the Major Street and Scenic Routes setback for an existing carport to 6 feet.** Section 18.77.040 of the Pima County Zoning Code requires a minimum 30 feet setback in addition to half the required right-of-way.

The board APPROVED both #1 and #2 requested variances.

**Co10(1)15-10 ST. ALBAN'S EPISCOPAL CHURCH OF TUCSON, INC. – NORTH SABINO CANYON ROAD.** St. Alban's Episcopal Church of Tucson, Inc. represented by Addisigns on property located at **3738 N. Old Sabino Canyon Road**, in the **CR-4** zone request the following variances:

1. **To increase the height to 8'6" for a freestanding identification sign.** Section 18.79.110 of the Pima County Zoning Code limits the height to 6 feet.
2. **To increase the square footage for a freestanding identification sign to 48 square feet.** Section 18.79.110 of the Pima County Zoning Code allows a maximum of 32 square feet.
3. **To allow electronic changeable copy on a proposed freestanding identification sign.** Section 18.79.020B5a defines a changeable copy sign as "An on-site sign designed to permit the changing of messages by means of nonelectronic sign copy".

The board CONTINUED the requested variances *until September 9, 2015.*

**An application for necessary permits for use of the property and construction shall be made within nine months of the granting of a variance and within thirty days of the issuance of a temporary use permit. Failure to apply for necessary permits within the time limit shall render the variance or temporary use permit null and void.**

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Terrill L. Tillman, Asst. Executive Secretary

cc: Members, Pima County Board of Supervisors  
Pima County Administrator  
Lesley Luckach, Deputy Pima County Attorney