

PIMA COUNTY BOARD OF ADJUSTMENT  
DISTRICT 4  
PIMA COUNTY GOVERNMENT CENTER

AGENDA

TO: Members, Board of Adjustment District 4:  
Richard Schaefer, Jack Mann, Robert Fee, Matt Gage

FROM: Tom Drzazgowski, Asst. Executive Secretary

DATE: December 23, 2014

SUBJECT: Meeting – **Tuesday, January 13, 2015, at 1:30 p.m.** in the County-City Public Works Center, 201 North Stone Avenue, Basement Level, Room C, Tucson, Arizona 85701.

PLEDGE OF ALLEGIANCE  
ROLL CALL

**CONTINUED HEARINGS:**

**Co10(4)14-15 CHMEL – EAST CAMINO DOROTEA.** Robert & Viki Chmel, on the property located at **15395 E. Camino Dorotea.**, in the **RH** zone, requests a variance **to increase the accessory coverage from 1500 square feet to 3200 square feet.** Section 18.13.050A of the Pima County Zoning Code limits accessory buildings to 1500 square feet or 70% the size of the main residence.

STAFF REPORT  
ACTION

**Co10(4)14-16 SCHUETTA – EAST WETSTONES RD.** Craig Schuetta Sr., on the property located at **2661 E. Wetstones Rd.**, in the **CR-1** zone, requests the following variances;

- 1. To decrease the Major Street and Route setback on Wetstones Rd. from 105 feet to 75 feet.** Section 18.77 of the Pima County Zoning Code requires a 105 foot setback from the centerline of Wetstones Rd.
- 2. To decrease the front yard setback for an 8' high wall from 60 feet to 0 feet.** Section 18.21.040C of the Pima County Zoning Code requires a front yard setback of 60 feet for a wall over six feet in height.

STAFF REPORT  
ACTION

**NEW HEARINGS:**

**Co10(4)14-17 MAZZARA – N. AVENIDA VENADO.** Sammartino Law Group, for Anthony and Mary Mazzaza, of 410 N. Avenida Venado, appeal the decision of a County Official regarding the following sections of the Pima County Zoning Code, 18.03.020G7, 18.09.020G1 through 18.09.020G7, 18.030.020M12, 18.01.030D, 18.01.030E and 18.17. The appeal involves the use of a second residence and whether the structure is a second residence or guest house on the property located at **500 N. Avenida Venado**. Section 18.93.060 states the Board of Adjustment may interpret the code on appeal by any person who feels that there is error in interpretation or doubt as to the meaning of any word, phrase or section when there is a dispute between the appellant and the zoning inspector or other county official as to a decision or interpretation.

**STAFF REPORT**  
**ACTION**

**Co10(4)14-18 LA POSADA AT PARK CENTRE INC – SOUTH PARK CENTRE DR.** Westland Resources Inc, for the property owner, La Posada at Park Centre Inc., on the property located at **635 S. Park Centre Dr.**, in the **CB-2** zone, requests the following variances;

- 1. To increase the maximum allowed square footage on a freestanding identification sign from 90 square feet to 140 square feet.** Section 18.79.110E8 of the Pima County Zoning Code permits a maximum of 90 square feet.
- 2. To permit two signs in the bufferyard.** Section 18.79.030E of the Pima County Zoning Code requires a sign placed in a bufferyard required by Section 18.73.040 (Landscaping, Buffering and Screening Standards) shall be approved by the design review committee as compatible in materials and size with the landscaped area.

**STAFF REPORT**  
**ACTION**

**ADJOURNMENT**