

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: July 7, 2015

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, July 6, 2015**, heard the following appeals and decided as noted:

NEW 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 CONTINUED the requested variance until August 3, 2015.

Co10(1)15-07 HEIGHTS PROPERTIES LLP – WEST INA ROAD. Innovative Signs representing Heights Properties, LLP on property located at **260 West Ina Road** in the **CB-1 (Local Business)** zone request a **variance to increase the incidental sign area to 53 square feet.** Section 18.79.110.11 limits the incidental sign area to 40 square feet.

The board APPROVED the requested variance.

Co10(1)15-08 MUNOZ – WEST CAMINO DESIERTO. Joseph Munoz on property located at **1000 West Camino Desierto** in the **CR-1 (Single Residence)** zone requests the following **variances:**

- 1. To reduce the front yard setback to 14 feet.** Section 18.21.030 requires a minimum front yard setback of 30 feet.
- 2. To reduce the side yard setback to 4 feet.** Section 18.21.030 requires a minimum side yard setback of 10 feet.

The board APPROVED both variance requests #1 and #2.

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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.



Terrill L. Tillman, Asst. Executive Secretary

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