

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 3
PIMA COUNTY GOVERNMENT CENTER
MEMORANDUM OF DECISION

TO: Carmine DeBonis jr., Chief Zoning Inspector
FROM: Elva Pedregó, Asst. Executive Secretary
DATE: July 18, 2016

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Monday, July 18, 2016**, heard the following appeals and decided as noted:

NEW HEARINGS:

P16VA00014 RIO HOSPITALITY LLC – NORTH ORACLE ROAD. Rio Hospitality LLC represented by Michael Marks of MJM Consulting, on property located at **5245 North Oracle Road**, in the **CR-1 and TR zones**, requests the following variances:

1. **To increase the maximum height for a non-residential structure to 55 feet.** Sections 18.21.030E1 and 18.31.040D1 of the Pima County Zoning Code restrict the maximum height to 34 feet;

The board DENIED the requested variance.

2. **To increase the maximum number of stories to 4.** Sections 18.21.030E2, 18.31.040D2 and 18.31.040D4 of the Pima County Zoning Code restrict the maximum number of stories to 2;

The board DENIED the requested variance.

3. **To reduce the minimum width for the HDZ bufferyard requirement to 10 feet.** Section 18.61.054I3 of the Pima County Zoning Code requires a Hillside Bufferyard in conformance with the Hillside Development Manual; minimum width required is 20 feet.

The board APPROVED the requested variance.

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.


Elva Pedregó, Asst. Executive Secretary

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