

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 1
PIMA COUNTY GOVERNMENT CENTER
MEMORANDUM OF DECISION

TO: Carmine DeBonis Jr., Chief Zoning Inspector
FROM: Elva Pedregó, Asst. Executive Secretary
DATE: September 7, 2016

The Pima County Board of Adjustment, District 1, at a regular hearing held on **TUESDAY, September 6, 2016**, heard the following appeals and decided as noted:

CONTINUED HEARINGS:

P16VA00022 HEIGHT PROPERTIES, LLP – NORTH ORACLE ROAD. Height Properties, LLP represented by Addisigns, on property located at **7210 N. Oracle Road** in the **CB-1 (Local Business)** zone requests the following variances:

- 1. To increase the height of a freestanding identification sign to 18 feet.** Section 18.79.110E8c of the Pima County Zoning Code limits the height of a freestanding identification sign to 14 feet.
- 2. To reduce the front yard setback to 10 feet.** Section 18.79.110E8c of the Pima County Zoning Code requires a minimum front yard setback of 18 feet.
- 3. To reduce the base of the monument style sign to 32 inches.** Section 18.77.040B2 of the Pima County Zoning Code requires the base of a monument style sign to be at least fifty-percent as wide as the background panel.

The board APPROVED the requested variances #1 thru #3 with the following condition: That the base of the sign shall be as wide as the angle points at the bottom of the octagon.

NEW HEARINGS:

P16VA00025 STROUP – NORTH CORONADO FOREST DRIVE. Eric Stroup on property located at **15400 North Coronado Forest Drive** in the **GR-1** zone requests a **variance to allow a proposed contractor's yard access onto a paved public local road.** Section 18.12.030B15 of the Pima County Zoning Code requires access onto a paved public road with a "collector" classification or higher.

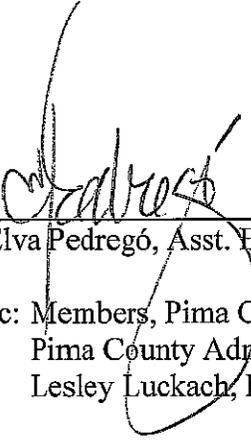
The board CONTINUED the requested variance until October 3, 2016.

POLICIES AND PROCEDURAL TRAINING:

Pima County Boards of Adjustment Uniform Rules of Procedure. Discussion and training on rules and procedures, open meeting laws and discussion at meetings."

Tom Drzazgowski, Deputy Chief Zoning Inspector, went through the Rules of Procedure and Open Meeting laws with the Board members.

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