

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 4
PIMA COUNTY GOVERNMENT CENTER

Amended

MEMORANDUM OF DECISION

TO: Carmine DeBonis Jr., Chief Zoning Inspector

FROM: Tom Drzazgowski, Asst. Executive Secretary

DATE: December 14, 2016

The Pima County Board of Adjustment, District 4, at a regular hearing held on **Tuesday, December 13, 2016**, heard the following appeals and decided as noted:

CONTINUED HEARINGS:

P16VA00029 UNISOURCE ENERGY CORPORATION – N. REBECCA AV. Unisource Energy Corporation on the property located at **2550 N. Rebecca Av.** (205-37-017K), in the **SR** zone, requests the following variance:

1. **To decrease the minimum setback requirements from property lines from two hundred feet (200') to fourteen and a half feet (14.5') on the North side of the property.** Section 18.07.040B5a of the Pima County Zoning Code requires all components of power substations with an input voltage of one hundred fifteen kilovolts (115V) or greater to be located no closer than two hundred feet (200') to any existing residential property line.

The board APPROVED the requested variance.

NEW HEARINGS:

P16VA00037 SOLAR SNOW PROPERTIES LLC—E. GREYSTOKES DR. Gregg Snow one the property located at **13680 E Greystokes Dr.** (305-39-2370), in **GR-1** zone, **requests the following variances:**

1. **The reduction of minimum setback requirements along the Eastern property line from twenty feet (20') to eleven feet (11') to accommodate for an existing guest house.** Section 18.09.020.G of the Pima County Zoning Code requires the minimum side and rear yard setback for a guest house to be twenty feet (20') in the GR-1 zone.
2. **To increase the permitted lot coverage for a guest house by 102 square feet, from 1,062 square feet to 1,164 square feet.** Section 18.09.020.G of the Pima County Zoning Code prohibits a guest house from exceeding forty-five percent (45%) of the floor area of the main dwelling in the GR-1 zone.

3. **The reduction of minimum setback requirements along the Southern property line from ten feet (10') to six feet (6') to accommodate for an existing accessory structure.** Section 18.14.050.C of the Pima County Zoning Code requires the minimum side and rear yard setback for an accessory structure to be 10 feet (10') in the GR-1 zone.
4. **To increase the permitted lot coverage for total accessory structures (including the guest house) from 1,652 square feet to 1,714 square feet.** Section 18.14.050.A of the Pima County Zoning Code allows for accessory structures to occupy fifteen hundred square feet (1500 sq. ft.), or seventy percent of the area of the largest main building on the site, whichever is greater.

The board APPROVED requested variances #1 thru #4.

P16VA00038 TITLE SECURITY AGENCY LLC TR 201533S – NEW TUCSON UNIT NO

5. Terry Klipp, for the property owner, on the properties located at 299 & 311 W. Vista Monte Dr., 209, 217, 225, 233, 241, 252, 262, 272, 274, 282, 290, 300, 306, 312, 318 & 324 W. Williams Carey St., 520 & 540 S. Adanirom Judson Av., 226 & 230 S. BH Carrol Pl. in the **CR-3** zone, requests the following variances:

1. **To decrease the minimum side yard setback from eight feet (8') to five feet (5').** Section 18.25.030D of the Pima County Zoning Code requires a side yard setback of eight feet.
2. **To decrease the minimum rear yard setback from twenty-five feet (25') to ten feet (10').** Section 18.25.030D of the Pima County Zoning Code requires a rear yard setback of twenty-five feet.

The board APPROVED both requested variances

P16VA00039 WALLENDORF FAMILY TRUST – N. SOLDIER TR. Wallendorf Family Trust on the property located at 3404 N. Soldier Tr. in the **SR** zone, requests a variance to allow a guest house and main dwelling to be served by separate utility meters. Section 18.09.020G of the Pima County Zoning Code requires a guest house and main dwelling be served by the same utility meters.

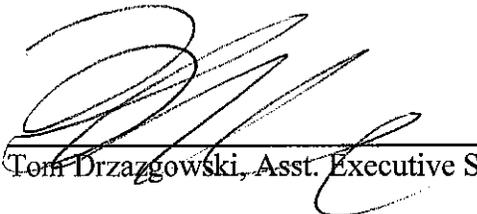
The board APPROVED the requested variance *subject to the following conditions:* 1. *Guest house shall not be rented and shall be used only by the owners and their non-paying guests.* 2. *Condition shall be recorded on property deed.*

P16VA00040 RONALD AND KIM DOVE—E. SHASTA LN. Ronald and Kim Dove on the property located at **2841 E. Shasta Ln.** (305-44-0820), in the **CR-1** zone, **requests the following variances:**

1. **To decrease the minimum setback requirements along the Eastern property line from fifty feet (50') to four feet (4') to accommodate for an existing horse corral.** Section 18.21.040.C of the Pima County Zoning Code requires all accessory structures that are used for the housing of poultry or animals to be setback a minimum of fifty feet (50') from all side and rear property lines.
2. **To decrease the minimum setback requirements along the Western property line from fifty feet (50') to zero feet (0') to accommodate for an existing horse corral.** Section 18.21.040.C of the Pima County Zoning Code requires all accessory structures that are used for the housing of poultry or animals to be setback a minimum of fifty feet (50') from all side and rear property lines.
3. **To decrease the minimum setback requirements along the Northern property line from 10 feet (10') to one foot (1') to accommodate for an existing horse corral.** Section 18.21.040.C of the Pima County Zoning Code requires all accessory structures that are used for the housing of poultry or animals to be setback a minimum of fifty feet (50') from all side and rear property lines.

The board APPROVED requested variances #1 and #2 and DENIED #3.

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.


Tom Drzazgowski, Asst. Executive Secretary

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