

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: November 9, 2016

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, November 7, 2016**, heard the following appeals and decided as noted:

CONTINUED 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 DISMISSED the requested variance.

NEW HEARINGS:

P16VA00030 VELAZQUEZ – NORTH POMONA AVENUE. Arturo and Linda Velazquez on property located at **5301 North Pomona Avenue**, in the **CR-2** zone request the following **variances:**

- 1. To reduce the minimum front yard setback for an existing carport to 0 feet.** Section 18.23.030D1 of the Pima County Zoning Code requires a 30 foot front yard setback;
- 2. To reduce the minimum side yard setback for an existing carport to 0 feet.** Section 18.23.030D2 of the Pima County Zoning Code requires a 10 foot side yard setback;
- 3. To increase the maximum lot coverage allowed by accessory structures to 1,497 square feet (approximately 8.3%).** Section 18.23.040A of the Pima County Zoning Code restricts the maximum lot coverage to 5% (900 square feet).

The board APPROVED requested variances #1 through #3 subject to the following conditions:
1. No additional construction to increase the size of any of the existing structures is allowed.
2. Variance is not granted for any construction that may extend beyond the property line.

P16VA00033 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 increase the overall length and height of a vehicle used in conjunction with a proposed home occupation to 30 feet in length and 9 ½ feet in height.** Section 18.09.030 of the Pima County Zoning Code limits the length of a vehicle used in conjunction with a Home Occupation to 18 feet in length and 7 feet in height.

The board APPROVED the requested variance *subject to the following condition:*

1. *No more than one commercial vehicle is allowed.*
2. *Only parking of the commercial vehicle is allowed on-site, any other contractor yard related activity is prohibited.*

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