

PIMA COUNTY BOARD OF ADJUSTMENT  
DISTRICT 2  
PIMA COUNTY GOVERNMENT CENTER  
MEMORANDUM OF DECISION

TO: Carmine DeBonis Jr., Chief Zoning Inspector  
FROM: Terrill L. Tillman, Asst. Executive Secretary  
DATE: November 8, 2016

The Pima County Board of Adjustment, District 2, at a regular hearing held on **Tuesday, November 8, 2016**, heard the following appeals and decided as noted:

CONTINUED HEARINGS:

**P16VA00024 MIRANDA – EAST BEHAN STREET.** Pedro Miranda, represented by Martin Mendoza, on property located at **3202 E. Behan St.**, in the **MU (Multiple Use)** zone requests the following **variances**:


1. **To reduce the front yard setback to 3 feet for an existing porch.** Pima County Zoning Code Section 18.37.030D1 requires a minimum 20 feet front yard setback;
2. **To reduce the side yard setback to 3 feet for an existing porch.** Pima County Zoning Code Section 18.37.030D2 requires a minimum 7 feet side yard setback;
3. **To reduce the side yard setback to 3 feet for an existing detached accessory structure.** Pima County Zoning Code Section 18.37.050C2 requires a minimum 4 feet minimum side yard setback for detached accessory structures;
4. **To reduce the rear yard setback to 3 feet for an existing detached accessory structure.** Pima County Zoning Code Section 18.37.050C3 requires a minimum 4 feet minimum rear yard setback for detached accessory structures.
- 5.

The board APPROVED variance requests #1 thru #4 subject to the following conditions: **1.** A finalized mobile home replacement permit shall be obtained. **2.** Approval of the front yard setback is for the porch and at no time shall it be enclosed. Approval will not transfer to any other addition that would encroach into the front yard setback. **3.** Approval of the side yard setback is for the open carport and at no time shall it be enclosed. Approval will not transfer to any other addition that would encroach into the side yard setback.

**DISCUSSION:**

*The Board NOMINATED Chair and Vice-Chair as follows: Oscar Blazquez as the Chair and Victor Soltero as the Vice-Chair*

**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.**

  
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Terrill L. Tillman, Asst. Executive Secretary

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