

PIMA COUNTY BOARD OF ADJUSTMENT  
DISTRICT 1  
PIMA COUNTY GOVERNMENT CENTER

MEMORANDUM OF DECISION

TO: Carmine DeBonis Jr., Chief Zoning Inspector

FROM: Elva Pedreg6, Asst. Executive Secretary

DATE: January 4, 2016

The Pima County Board of Adjustment, District 1, at a regular hearing held on TUESDAY, January 3, 2017, heard the following appeals and decided as noted:

NEW HEARINGS:

P16VA00042 MANUS -WEST CALLE MARCO. Deborah M. Manus on property located at 4511 West Calle Marco in the CR-3 zone requests the following variances:

1. To reduce the minimum lot size for an existing guest house to 8,058 square feet. Section 18.09.02001 of the Pima County Zoning Code requires a minimum lot size of 16,000 square feet;
2. To increase the size of the guest house to 719 square feet; approximately 60% of the floor area of the main dwelling. Section 18.09.02002 of the Pima County Zoning Code limits the size of the guest house to 45% of the floor area of the main dwelling; approximately 538 square feet;
3. To reduce the side yard setback for an existing guest house to 10 feet;
4. To reduce the rear yard setback for an existing guest house to 14 feet. Section 18.09.020G4b of the Pima County Zoning Code requires a minimum side and rear yard setback of 20 feet;
5. To reduce the distance between an existing guest house and main structure to 0 feet. Section 18.09.020G4c of the Pima County Zoning Code requires a minimum distance between of 3 feet;
6. To allow the guest house to be served by a separate access. Section 18.09.02006 of the Pima County Zoning Code requires a guest house to use the same access which serves the main dwelling.

The board APPROVED requested variances #1 thru #6.

P16VA00044 CORP OF PRESIDING BISHOP CHURCH OF JESUS CHRIST LDS – NORTH SKYLINE DRIVE. Corp of Presiding Bishop Church of Jesus Christ of Latter-Day Saints on property located at 7281 North Skyline Drive, request a variance to:

1. To reduce the front yard setback for a 10 foot masonry wall to 0 feet. Section 18.17.050C1 of the Pima County Zoning Code requires a 100 foot setback;
2. To reduce the side yard (north property line) setback for a 10 foot masonry wall to 0 feet. Section 18.17.050C2a of the Pima County Zoning Code requires a 10 foot setback.

The board APPROVED both requested variances subject to the following conditions: 1. Exhibit "A" shall be part of the record. 2. No additional wall shall be built. 3. North West property owner: Ms. Lorraine Bourgoin shall be consulted.

- [Exhibit "A"](#)

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