

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 3
PIMA COUNTY GOVERNMENT CENTER
MEMORANDUM OF DECISION

TO: Tom Drzazgowski, Deputy Chief Zoning Inspector
FROM: Elva Pedregó, Asst. Executive Secretary
DATE: January 17, 2017

The Pima County Board of Adjustment, District 3, at a regular hearing held on **TUESDAY, January 17, 2017**, heard the following appeals and decided as noted:

NEW HEARINGS:

P16VA00043 FIMBRES – WEST HADLEY STREET. Jennifer M. Fimbres on property located at **1955 West Hadley Street**, in the MU zone requests the following variances:

1. **To reduce the minimum lot size to approximately 7,000 square feet to allow the keeping of poultry on the lot.** Section 18.37.010A9 of the Pima County Zoning Code (which defers to 18.21.010A3) requires a minimum lot size of 36,000 square feet;
2. **To reduce the minimum side setback for existing chicken coops to 0 feet;**
3. **To reduce the minimum rear yard setback for existing chicken coops to 3 feet.** Section 18.21.040C2b of the Pima County Zoning Code requires a 50 foot minimum side and rear yard setback.

The board DENIED the requested variances #1 through #3.

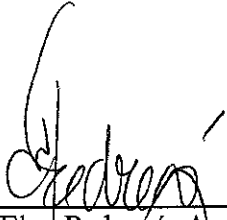
P16VA00045 RES-AZ DVL LLC – WEST VALENCIA ROAD. RES-AZ DVL LLC on property located at **7601 West Valencia** in the TR zone request the following variances:

1. **To reduce the minimum lot size for proposed single family detached dwellings to 3,000 square feet.** Section 18.31.030A1 of the Pima County Zoning Code requires a minimum lot size of 4,500 square feet;
2. **To reduce the minimum front yard setback for proposed family detached dwellings to 10 feet;** Section 18.31.030D1a of the Pima County Zoning Code requires a 20 foot minimum front yard setback.

The board APPROVED the requested variances.

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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