

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

TO: Tom Drzazgowski, Chief Zoning Inspector
FROM: Elva Pedregó, Asst. Executive Secretary
DATE: May 16, 2017

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Monday, May 15, 2017**, heard the following appeals and decided as noted:

NEW HEARINGS:

P17VA00009 PIMA COUNTY – NORTH AVRA ROAD. Pima County on property located at **5101 North Avra Road**, in the **RH** zone request the following **variances**:

1. **To allow an existing accessory building (garage) without a main building.** Section 18.03.020A1 of Pima County Zoning Code defines an accessory structure as “A subordinate building on the same lot or building site as a main building, the use of which is incidental to that of the main building and which is used exclusively by the occupants of the main buildings or their nonpaying guests or employees;
2. **To increase the accessory structure lot coverage to 1,730 square feet.** Section 18.13.050A of the Pima County Zoning Code restricts the lot coverage by accessory structures to 1,500 square feet or 70% of the largest main building on the site, whichever is greater.

The board APPROVED both requested variances.

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