

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 1
PIMA COUNTY GOVERNMENT CENTER
MEMORANDUM OF DECISION

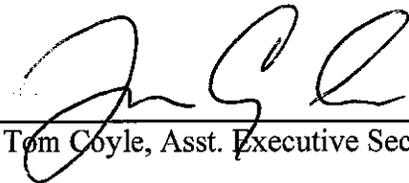
TO: Thomas Drzazgowski, Chief Zoning Inspector
FROM: Tom Coyle, Asst. Executive Secretary
DATE: July 6, 2017

The Pima County Board of Adjustment, District 1, at a regular hearing held on **WEDNESDAY, July 5, 2017**, heard the following appeals and decided as noted:

NEW HEARINGS:

P17VA00013 – NORTH SUNDOWN DRIVE. Loan Acquisition TR Series 2014-RPL1 - on property located at **5301 North Sundown Drive** in the **CR-1** zone request a **variance to reduce the east side setback from 10 feet to 8.93 feet and the west side setback from 10 feet to 7.34 feet.** Section 18.21.030.D.2 of the Pima County Zoning Code requires minimum side yards of 10 feet. This variance to side yard setback is requested for an existing single family residence and will not result in additional construction, but rather seek approval which will affirm compliance for the current home on this lot. No additional approvals will result for adjacent parcels beyond that which is currently permitted in the Pima County Zoning Code.

The board APPROVED the requested variance *subject to the following conditions: 1. All new construction is subject to the requirements of the CR-1 zoning. 2. The concrete pad on the west property line is not an approved exception as part of this approval.*



Tom Coyle, Asst. Executive Secretary

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