

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 4
PIMA COUNTY GOVERNMENT CENTER
MEMORANDUM OF DECISION

TO: Chris Poirier, Planning Official
FROM: Thomas Drzazgowski, Chief Zoning Inspector
DATE: September 13, 2017

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Tuesday, September 12, 2017**, heard the following appeals and decided as noted:

HEARING-INTERPRETATION (CONTINUED FROM AUGUST 8, 2017)

P17VA00018 EL CORTIJO LLC – S. OLD SPANISH TR. El Cortijo LLC, on property at 3700 S. Old Spanish Trail, appeal the decision of a County Official regarding the Pima County Zoning Code, Title 18. The appeal involves the use of property at 3700 S. Old Spanish Trail and the Chief Zoning Inspector's decision related to non-conforming use of the property. The basis for the appeal is if the property has a non-conforming use for a non-expressed residential use. Section 18.93.060 states the Board of Adjustment may interpret the code on appeal by any person who feels that there is error in interpretation or doubt as to the meaning of any word, phrase or section when there is a dispute between the appellant and the zoning inspector or other county official as to a decision or interpretation.

The board UPHELD the Chief Zoning Inspector's decision related to non-conforming use of the property.

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.



Thomas Drzazgowski, Chief Zoning Inspector