

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 4
PIMA COUNTY GOVERNMENT CENTER

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector
FROM: Elva Pedregò, Asst. Executive Secretary
DATE: April 13, 2018

The Pima County Board of Adjustment, District 4, at a regular hearing held on **Tuesday, April 10, 2018**, heard the following appeals and decided as noted:

NEW HEARINGS:

P18VA00008 - SEARS - N. SOLDIER TRAIL

Windwardside Trust (Matthew W. and Ellen G. Sears TR) on property located at **4540 North Soldier Trail** in the **SR** zone, request a **variance to increase the accessory structure lot coverage to 3,490 square feet**. Section 18.17.050A of the Pima County Zoning Code restricts the permitted lot coverage by accessory buildings and structures to 1,500 square feet or 70% of the area of the largest main building on site whichever is greater.

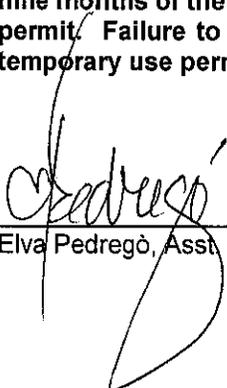
The Board APPROVED the requested variance.

P18VA00010 - SPEAR - E. VISTA MONTANAS

Irene M. Spear on property located at **9741 East Vista Montanas** in the **CR-1** zone, requests a **variance to allow a cargo container to be used as an accessory structure (guest house)**. Section 18.07.030N1 of the Pima County Zoning Code allows a cargo container only in conjunction with an approved permitted commercial development plan.

The Board DENIED the requested variance.

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 Pedregò, Asst. Executive Secretary