

PIMA COUNTY BOARD OF ADJUSTMENT, DISTRICT 2
PIMA COUNTY GOVERNMENT CENTER

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector
FROM: Terrill L. Tillman, Asst. Executive Secretary
DATE: July 15, 2020

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Tuesday, July 14, 2020 at 10 AM**, heard the following appeals and decided as noted:

NEW HEARINGS:

P20VA00011 QUICK MART STORES – E. BENSON HIGHWAY

Quick Mart Stores represented by Michael Donada on property located at **4280 E. Benson Highway** in the CB-2 (General Business) zone, requests the following **variances**:

1. **To allow for two freestanding identification signs along one street frontage.** Section 18.79.110E of the Pima County Zoning Code allows for two, but no more than one along the street frontage.
2. **To allow electronic changeable copy on one freestanding identification sign.** Section 18.79.020B5a defines a changeable copy sign as “An on-site sign designed to permit the changing of messages by means of **nonelectronic** sign copy.”

The Board APPROVED the variances 4-0. (Member Kennedy was absent.)

P20VA00012 LIZARRAGA – E. DREXEL ROAD

Martin Lizarraga, represented by Jerry Chaney, on property located at **3305 E. Drexel Road** in the MU (Multiple Use) zone requests the following **variances**:

1. **To reduce the front yard setback to 3 feet.** Section 18.37.030 of the Pima County Zoning Code requires a minimum front yard setback of 20 feet.
2. **To reduce the side yard setback to 1 foot.** Section 18.37.030 of the Pima County Zoning Code requires a minimum side yard setback of 7 feet.
3. **To reduce the rear yard setback to 18 feet.** Section 18.37.030 of the Pima County Zoning Code requires a minimum rear yard setback of 25 feet.

The Board APPROVED the variances 4-0. (Member Kennedy was absent.)

P20VA00013 SALCIDO – S. CATALINA AVENUE

Rocky Salcido on property located at **5934 S. Catalina Avenue** in the CR-3 (Single Residence) zone requests a **variance to reduce the front yard setback to 7 feet.** Section 18.25.030 of the Pima County Zoning Code requires a minimum front yard setback of 20 feet.

The Board APPROVED the variances 4-0. (Member Kennedy was absent.)

P20VA00014 MORENO – S. NOGALES HIGHWAY

Rodolfo Moreno, et al., represented by Pinnacle Consulting, Inc on property located at **10650 S. Nogales Highway** in the CI-2 (General Industrial) zone, request a **variance to reduce the side yard setback to 59 feet and the rear yard setback to 74 feet**. Section 18.07.030H4 of the Pima County Zoning Code requires a minimum setback of 150 feet.

The Board APPROVED the variances 3-0. (Members Kennedy and Oyegbola were absent.)

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.



Terrill L. Tillman, Asst. Executive Secretary