

**PIMA COUNTY  
BOARD OF ADJUSTMENT DISTRICT 3  
PIMA COUNTY GOVERNMENT CENTER**

**MEMORANDUM OF DECISION**

TO: Thomas Drzazgowski, Chief Zoning Inspector  
FROM: Elva Pedregò, Asst. Executive Secretary  
DATE: July 9, 2020

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Thursday, July 9, 2020**, heard the following appeals and decided as noted:

**HEARING:**

**P19VA00034 CARRANZA/BONILLAS – S. CAMINO VERDE.** Roxanne Carranza and Jesus Bonillas represented by Jenna Sanchez on property located at **6452 & 6620 South Camino Verde** in the GR-1 zone, requests a **temporary use permit to allow a contractor’s yard and the parking and operation of a food truck**. Section 18.93.040 of the Pima County Zoning Code states the board of adjustment may issue a temporary use permit for a building or premises in any zone for a use not therein permitted by this code or for a permitted use which requires an approved development plan.

*The Board of Adjustment **APPROVED** the requested temporary use permit for 9 months.*

**P20VA00008 STATE OF ARIZONA - W. VALENCIA ROAD**

State of Arizona represented by GAS Star Valley/Sunbelt Holdings on property located at **6211 W. Valencia Road** in the RH zone request the following **variances**:

- 1. To allow a residential entryway sign.** Section 18.79.020B33 defines a residential entryway sign as "A permanent freestanding, on-site sign identifying the names and addresses of up to three adjacent subdivisions or separately named portions of recorded subdivisions".
- 2. To reduce front and side yard setbacks to 0 feet.** Section 18.79.110E21 of the Pima County Zoning Code requires a 10 foot front and side yard setback.

*The Board of Adjustment **APPROVED** the requested variances #1 and #2.*

**P20VA00015 MARANA UNIFIED SCHOOL DISTRICT NO 6 - N. COACHLINE BOULEVARD**

Marana Unified School District No 6 represented by KB Homes on property located at 7855 N. Coachline Boulevard in the TH zone, request the following **variances**:

- 1. To reduce the minimum lot area to 4,400 square feet.** Section 18.11.040A of the Pima County Zoning Code requires 8,000 square feet;

2. **To reduce the minimum front yard requirement to 0 feet.** Section 18.11.040C1 of the Pima County Zoning Code requires a 30 foot setback;
3. **To reduce the minimum side yard requirement to 0 feet.** Section 18.11.040C2 of the Pima County Zoning Code requires a 10 foot setback;
4. **To reduce the rear yard requirement to 0 feet.** Section 18.11.040C3 of the Pima County Zoning Code requires a 30 foot setback.

*The Board of Adjustment **CONTINUED** the request to the next scheduled hearing August 13 2020*

**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.**

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Elva Pedregò, Asst. Executive Secretary