

PIMA COUNTY  
BOARD OF ADJUSTMENT DISTRICT 3  
PIMA COUNTY GOVERNMENT CENTER

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector  
FROM: Elva Pedregó, Asst. Executive Secretary  
DATE: September 10, 2020

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Thursday, September 10, 2020** heard the following appeals and decided as noted:

**CONTINUED HEARING:**

**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, requested the following **modified variances**:

1. **To reduce the minimum lot size to 4,800 square feet.** Section 18.11.050A of the Pima County Zoning Code requires 8,000 square feet;
2. **To reduce the minimum front yard setback to requirement to 20 feet.** Section 18.11.040C1 of the Pima County Zoning Code requires a 30 foot setback;
3. **To reduce the minimum side yard setback requirement to 5 feet.** Section 18.11.040C2 of the Pima County Zoning Code requires a 10 foot setback;
4. **To reduce the rear yard setback requirement to 10 feet.** Section 18.11.040C3 of the Pima County Zoning Code requires a 30 foot setback.

The Board of Adjustment **GRANTED** the requested variances subject to the following conditions:

1. Conditions 1-3 noted on the August 10, 2020 Office of Sustainability and Conservation memo including dedication of parcels 226-04-014D (ca. 8.8 acres), 226-04-016H (ca. 2.2 acres) a portion of 226-05-1570 (ca. 10.5 acres) and 226-05-0610 prior to annexation, or at a minimum, shall be placed in a trust or other similar mechanisms agreed to by Pima County or the Pima County Flood District that will allow for the dedication to occur at a later date.
2. Project will be limited to one-story development;
3. Maximum number of lots will be 150.

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 Pedregó, Asst. Executive Secretary