

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

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector
FROM: Nick Coussoulis, Asst. Executive Secretary
DATE: November 12, 2020

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Thursday, November 12, 2020** heard the following appeals and decided as noted:

HEARING:

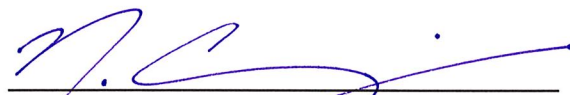
P20VA00028 ARVIZU – W. MORGAN ROAD

Javier and Margo Arvizu, represented by Rick Gonzalez, on property located at **3460 W. Morgan Road** in the CR-1 zone, request the following **variances**:

1. **To permit a community service agency on 1.4 acres.** Section 18.17.030.C.7.A of the Pima County Zoning Code requires a 10 acre minimum site area for a community service agency.
2. **To waive the two story residential buffer setback.** Section 18.09.110.B.2 of the Pima County Zoning Code requires a 60 foot setback between a proposed two-story development and existing one-story residential development's property line.
3. **To reduce the minimum setback for playground or athletic field to 20 feet.** Section 18.17.030.C.7.C of the Pima County Zoning Code requires a 100 foot minimum setback.
4. **To reduce the front yard setback to 20 feet.** Section 18.21.030.D.1 of the Pima County Zoning Code requires a 30 foot minimum setback to the front property line.

*The Board of Adjustment **DENIED** the requested variances.*

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.



Nick Coussoulis, Asst. Executive Secretary