

**PIMA COUNTY
BOARD OF ADJUSTMENT
DISTRICT 4
PIMA COUNTY GOVERNMENT CENTER**

MEMORANDUM OF DECISION

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

The Pima County Board of Adjustment, District 4, at a regular hearing held on **Monday, October 10, 2020**, heard the following appeals and decided as noted:

HEARINGS:

P20VA00025 HOBACK – W. EAGLE WAY

Daniel R. & Diane M. Hoback on property located at **1551 W. Eagle Way** in the RH (Rural Homestead) zone, request a **variance to increase the square footage allowed for accessory buildings to 5,600 square feet for an existing garage, shed and a proposed second garage.** Section 18.13.050A of the Pima County Zoning Code restricts the permitted lot coverage by accessory structures to 1,500 square feet or 70% of the area of the largest main building on the site, whichever is larger.

The Board of Adjustment **APPROVED WITH CONDITIONS** the variance requests:

1. The proposed steel building is to be painted an earth-tone color to match surrounding vegetation and terrain.
2. The proposed steel building shall not be used in any commercial capacity.
3. The proposed steel building shall not have any livable space within.

P20VA00026 STRAND – E. EMPIRE VIEW ROAD

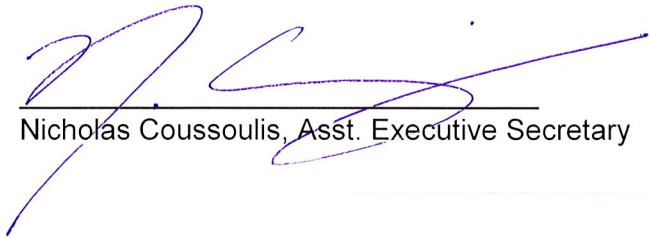
John and Holli Strand on property located at **16379 E. Empire View Road** in the RH (Rural Homestead) zone, request the following **variances**:

1. **To allow a shop prior to the construction or establishment of the main dwelling.** Section 18.03.020 of the Pima County Zoning Code defines Accessory Buildings as, "A subordinate building on the same lot or building site as a main building, the use of which is incidental to that of the main building and which is used exclusively by the occupants of the main buildings or their nonpaying guests or employees."
2. **To increase the square footage allowed for accessory buildings to 2,400 square feet for the proposed shop.** Section 18.13.050A of the Pima County Zoning Code restricts the permitted lot coverage by accessory structures to 1,500 square feet or 70% of the area of the largest main building on the site, whichever is larger.

The Board of Adjustment **APPROVED WITH CONDITIONS** the variance requests;

1. The proposed shop building is to be painted an earth-tone color to match surrounding vegetation and terrain.
2. The proposed shop building shall not be used in any commercial capacity.
3. The proposed shop building shall not have any livable space within.
4. The applicant shall provide the recorded Conditions, Covenants and Restrictions to staff, from the current Homeowners Association that discloses a two year time limit for a main residence to be built following the construction of an accessory building. (This must be provided, reviewed and approved by staff prior to a permit for an accessory building being approved).

An application for necessary permits for use of the property and construction shall be made within nine months of granting a variance and within thirty days of the issuance of the temporary use permit (if required). Failure to apply for necessary permits within this time limit shall render the variance or temporary use permit null and void.



Nicholas Coussoulis, Asst. Executive Secretary