

**PIMA COUNTY
BOARD OF ADJUSTMENT
DISTRICT 1
PIMA COUNTY GOVERNMENT CENTER**

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector

FROM: Nick Coussoulis, Asst. Executive Secretary

DATE: May 3, 2021

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, May 3, 2021**, heard the following appeals and decided as noted:

NEW HEARINGS

P21VA00006 HARRIS – E. ORANGE GROVE ROAD

Brian J. Harris on property located at **935 E. Orange Grove Road**, in the CR-1 (Single Residence) zone, requests **to reduce the front yard setback to 0 feet**. Section 18.21.030.D.1 of the Pima County Zoning Code requires a 30 foot minimum front yard setback.

The Board of Adjustment **APPROVED** the requested variance 4-0 subject to the following conditions:

1. Pima Prospers Flood Control Resources Areas, including Floodplain and Pima County Regulated Riparian Habitat shall be avoided.
2. The property owner shall construct the driveway such that there is to be ample room to prohibit vehicles from backing out onto Orange Grove Road.

P21VA00007 MOUNTAIN VIEW EQUITIES LLC – N. THORNYDALE ROAD

Mountain View Equities LLC c/o Glenwood Real Estate Services, represented by Andrew Chi, on property located at **9611 N. Thornydale Road**, in the CB-1 (General Business) zone, requests the following variances:

1. **To increase the sign area to 114.8 square feet.** Section 18.79.080.D.3.b.i of the Pima County Zoning Code restricts sign area to 50 square feet.
2. **To increase the sign height to 18 feet.** Section 18.79.080.D.4.b of the Pima County Zoning Code restricts sign height to 10 feet.
3. **To reduce the sign setback to 0 feet.** Section 18.79.080.D.7.a.ii of the Pima County Zoning Code requires a 10 foot setback from the property line.

The Board of Adjustment **APPROVED** the requested variances subject to the following condition:

1. The southernmost sign on N. Thornydale Road is to be excluded from approval.

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.

A handwritten signature in black ink, appearing to read 'N. Coussoulis', with a long, sweeping flourish extending to the right.

Nick Coussoulis, Asst. Executive Secretary