

**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: January 14, 2021

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Thursday, January 14, 2021** heard the following appeals and decided as noted:

**HEARINGS:**

**P20VA00032 ESTES EXPRESS LINES – W. WETMORE ROAD**

Estes Express Lines, represented by Tim Rhine, on property located at **2350 W. Wetmore Road** in the MU zone, requests a **variance to permit a reduction of the mitigation requirements for native plants from the project site**. Section 18.72.090 of the Pima County Zoning Code requires mitigation and transplanting when unable to preserve in place.

*The Board of Adjustment **APPROVED** the requested variance.*

**P20VA00033 HAMO – E. FARR PLACE**

Alan Hamo, represented by Frank Rendon, on property located at **3782 E. Farr Place** in the MU zone, requests the following **variances**:

- 1. To permit a reduction of the minimum area per dwelling unit to 2,698.99 square feet.** Section 18.37.030.B of the Pima County Zoning Code requires a minimum 3,500 square feet per dwelling unit.
- 2. To permit a 0 foot side setback.** Section 18.37.050.C.2 of the Pima County Zoning Code requires a 4 foot side setback for accessory structures.
- 3. To permit a 0 foot rear setback.** Section 18.37.050.C.3 of the Pima County Zoning Code requires a 4 foot rear setback for accessory structures.

*The Board of Adjustment **CONTINUED** the requested variance to the next scheduled hearing.*

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 horizontal stroke extending to the right.

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Nick Coussoulis, Asst. Executive Secretary