

**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: March 11, 2021

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Thursday, March 11, 2021** heard the following appeals and decided as noted:

**HEARINGS:**

**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.
4. **To reduce the front yard setback to 6 feet 8 inches.** Section 18.37.030.D.1 of the Pima County Zoning Code requires a 20 foot front yard setback.
5. **To reduce distances between buildings to 0 feet.** Section 18.37.030.F.1 of the Pima County Zoning Code requires a 14 foot distance between main buildings.

The Board of Adjustment **DISMISSED** requested variances 2 and 3 and **APPROVED** requested variances 1, 4, and 5 subject to the following condition:

1. The area per dwelling unit to be reduced to 3,200 square feet.

**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 be 'N. Coussoulis', written in a cursive style.

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Nick Coussoulis, Asst. Executive Secretary