



Minutes of the Regular Meeting  
Of the Santa Cruz County  
District 3 Board of Adjustment  
June 20, 2019

APPROVED  
9/19/19

Santa Cruz County Board of Supervisors Meeting Room # 120  
2150 N. Congress Drive, Nogales, AZ 85621

**BOARD MEMBERS PRESENT:** Chairman Ron Campana, Dean Davis and Deirdre M. Eshleman.

**MEMBERS ABSENT:** Charlotte Stockton, Jean Miller

**STAFF PRESENT:** Angelika Ortiz, Deputy Planning and Zoning Enforcement Officer, Joe Rueda, Deputy County Attorney.

Mr. Campana called the meeting to order at 2:00 PM. Pledge of allegiance preceded roll call and it was noted for the record that a quorum was present.

Mr. Campana ordered a call to the public and, after hearing no response, moved to the first item on the agenda: Case No. VAR-19-3-01, a variance request to reduce the required front yard setbacks from 20 feet to 13.8 feet to extend the front porch on a B-1 (Neighborhood Business) zoned property located at 25 Tubac Road in Tubac, Arizona.

Mrs. Ortiz gave a presentation and mentioned that the property is surrounded by B-1 (Neighborhood Business) zoned properties and it is located in the Tubac Historic Zone. The purpose of the variance is to build a porch in the front yard to enhance the curb appeal of the property and to be able to shade the front entrance and front windows from sun glare and heat.

Mrs. Ortiz mentioned that the applicant has received approval from the Tubac Historic Zone Advisory Board and four letters in favor had been received from neighbors.

Based on the factors in favor of approval, staff recommended approval of the request with the following conditions:

1. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS §12-1134 signed by the property owner of the subject property within thirty (30) days of approval of the Variance request, otherwise the Variance authorization may be deemed void upon 30-day notification to the Applicant.
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use due to other federal, state, or local laws or regulations.
3. Changes to the approved Variance shall be considered a new application and will require additional review and approval.

Mr. Campana moved to presentation by the applicant.

Mr. Matt Beemer, representing the owner Mr. Barney Holland, concurred with the staff report and mentioned that the request is to build a new front porch to give more appeal to the building.

Mr. Campana opened the public hearing and after hearing no response, he moved to questions, deliberation and action by the Board.

Mr. Davis made a motion, seconded by Mrs. Eshleman, to approve the request with the following conditions:

1. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS §12-1134 signed by the property owner of the subject property within thirty (30) days of approval of the Variance request, otherwise the Variance authorization may be deemed void upon 30-day notification to the Applicant.
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use due to other federal, state, or local laws or regulations.
3. Changes to the approved Variance shall be considered a new application and will require additional review and approval.

The motion passed unanimously.

Mr. Campana moved to the approval of the February 21, 2019 minutes.

Mrs. Eshleman made a motion, seconded by Mr. Davis, to approve the February 21, 2019 minutes as presented.

Motion was approved unanimously.

Meeting adjourned at 2:07 pm.

  
Ron Campana – Chair