

**\*\*\* NOTICE OF DECISION \*\*\***

**DENIED.**

**[DECISION NOTE]**

By UDC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

**IMPORTANT NOTICE**

**FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) WITHIN 180 DAYS OF THE HEARING DATE.**

**VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.**

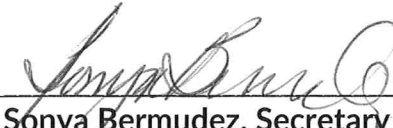
**UNLESS OTHERWISE NOTED, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD'S DECISION.**

**THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION THAT PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES DEPARTMENT (ESD); CODE ENFORCEMENT DIVISION FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.**

**RECONSIDERATION: THE BOARD OF ADJUSTMENT MAY CONSIDER ONE REQUEST FOR RECONSIDERATION BY THE APPLICANT OR A PARTY OF RECORD, PROVIDED: A) A WRITTEN REQUEST IS FILED WITH THE ZONING ADMINISTRATOR WITHIN FOURTEEN (14) CALENDAR DAYS AFTER THE BOARD HAS RENDERED ITS DECISION, AND B) THE REQUEST IS BASED UPON NEW EVIDENCE OR MATERIALS WHICH WERE NOT PRESENTED AND COULD NOT HAVE BEEN REASONABLY PRESENTED AT THE PUBLIC HEARING ON THE CASE.**

**APPEALS OF THE BOARD'S DECISION: MUST BE FILED WITH PIMA COUNTY SUPERIOR COURT WITHIN THIRTY (30) CALENDAR DAYS AFTER THE BOARD HAS RENDERED ITS DECISION.**

For additional information please email [DSD\\_Zoning\\_Administration@tucsonaz.gov](mailto:DSD_Zoning_Administration@tucsonaz.gov) or call 520-791-5550.

  
Sonya Bermudez, Secretary  
Board of Adjustment

s:zoning administration/ba/decision/2405