

Architectural Control Committee Report May 4, 2015

Submissions and pre-submissions:

- No submissions in progress this month

Update to setback issue

Last month I reported that we had gotten verification of correct setback information from two people at the Pima County Building and Site Development Division. During the month, I contacted the owner who submitted plans that appeared to be in violation and I asked for clarification of his side setback. He responded that was told by the County that we have only 3-foot setbacks.

On April 23, Joe Mucenski and I went to the County office and met with Chris Poirier, the Assistant Planning Director of “Land Planning and Regulation”. After describing our concerns and experiences, Mr Poirier seemed to know exactly what we were looking for, since he had gone through some similar research the previous week.

The bottom line is that we do have further requirements due to being in a clustered development, and the setback numbers are as agreed upon between the developer and the County. This is governed by County Zoning Plan Section 911-k, which, in our case, indicates no specific setbacks, allowing the building code to dictate. Per the IRC or IBC, a wooden structure must have a 3’ Fire Setback on the side and rear unless treated to be fireproof. A metal structure has no setback requirements.

The rule of thumb is three feet or one hour (of fire resistance) .