

TRAILER GATE

Rezoning needed for trailer park

Board of Adjustment rules against mobile home park

Story & photo by Linda Neefe

If Catalina landowner Ann Abrams intends to continue renting out the 10 mobile homes she's installed on her 8.81 acre property, she'll have go through the rezoning process just like anybody else.

The Board of Adjustment District 3, at its April 17 meeting, reopened the public hearing in the North Forecastle Road appeal, brought by Abrams' neighbors. And the board got an earful.

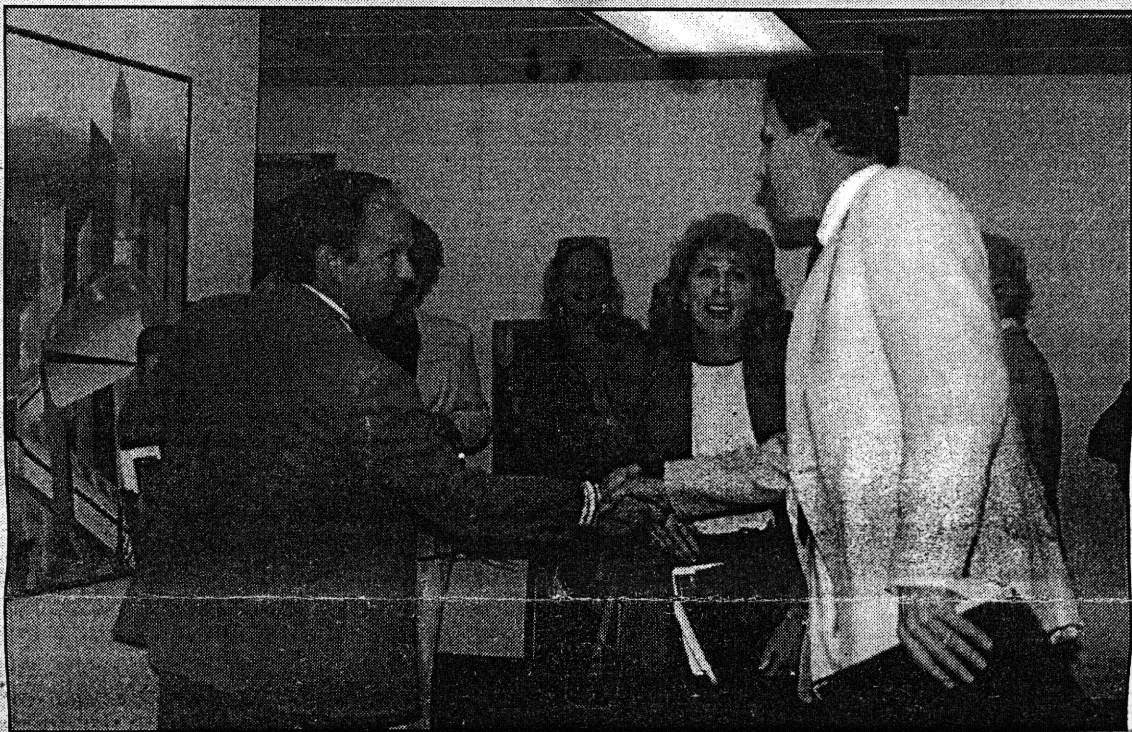
First to speak was William Arnold, a licensed real estate agent and broker who once served on the Board of Adjustment District 4 and currently serves on the County Planning and Zoning Commission.

"I am, at least, dismayed in regard to staff's interpretation of this issue," Arnold said. "If you follow staff's recommendation on this issue, this will ignite one of the largest land-use controversies in Pima County history."

Arnold suggested a new county slogan should the board uphold the staff recommendation - "Pima County: the nation's largest mobile home park, you can do it without rezoning!"

"This property owner intentionally circumvented the intent and spirit of the zoning code and has created a mobile home park in a GR-1 zone," Arnold said. "For you to default to staff's opinion would be a mistake."

Arnold says he sees a serious flaw in the zoning code - its lack of definition of a



Congratulations all round: from left to right, John Snowberger Jr, Vicki Cox Golder and William Arnold are jubilant after the meeting

mobile home park.

"I plan to bring it up at the Zoning Commission to prevent this from happening again in the future," Arnold said.

Catalina Realtor and District 3 Board of Supervisors candidate Vicki Cox Golder was next to address the board.

"I've never seen a situation where a person has gotten away with a manipulation of the code as Ms Abrams has," Golder said. "We are appealing to you to do the right thing."

Robert Seng, a member of the Catalina zoning council, agreed. "The residents of our community are greatly concerned over what is happening here. This will greatly contribute to the disorderly development of our community."

Carol Klamerus, president of the Tucson Mountain Association also urged the board to reject the staff interpretation.

"I read about this in *The EXPLORER* and couldn't believe it," Klamerus said. "This can affect the entire county. Please look at this carefully and deny it."

Attorney John Snowberger Jr, repre-

senting Abrams' neighbors, also asked the board to deny the staff interpretation and require Abrams go through the zoning process, before chief zoning inspector Pat Thomas addressed the board.

Thomas reminded the board that placing a mobile home on a GR-1 parcel was "certainly not unusual" and that "Pima County issues permits all the time". She also said the zoning code does not discuss rental of mobile homes.

"This is not a touchy feely," Thomas said. "This is about what the code says."

After the public hearing was closed, board member Richard Dawson made a motion to reject staff's interpretation of the code and require Abrams to request a rezoning of her property in order to operate a mobile home park.

The board unanimously approved the motion. Abrams neighbors broke into applause following the vote. Abrams did not appear at the meeting.

Snowberger says she now has 30 days to appeal the board's decision or apply for a rezoning of the property.