



**PIMA COUNTY**

DEVELOPMENT SERVICES

DATE: July 20, 2016  
TO: BOARD OF ADJUSTMENT, District 1  
FROM: Terrill L. Tillman, Assistant Executive Secretary  
SUBJECT: **P16VA00011 LUTHERAN CHURCH OF THE ASCENSION – W. MAGEE ROAD**  
Scheduled for public hearing on August 1, 2016

This case was continued from the June 6, 2016 meeting of the District 1 Board of Adjustment in order to allow the applicant adequate time to address the concerns of the most effected neighbor adjacent to the site to the west.

After a re-inspection of the site, it is staff's opinion that the proposed freestanding identification sign variance be approved. The applicant has planted oleander bushes along the area of sight visibility that most effects the property owner to the west in a good faith effort to ameliorate the impact of the proposed sign.

The nearest church building is set back 85 feet from the front property boundary abutting Magee Road. The church does not contain a massive sanctuary adjacent to the street, nor does it contain very tall structural elements typical of a church that may be noticed from a distance as you are traveling along either the east or west bound traffic lanes looking for the church's location with the exception of a very modest steeple. The church property has 522 feet of street frontage abutting Magee Road and is an allowable commercial use in a residential zone. The Pima County Zoning Code allows a commercially zoned property with a street frontage of 522 feet, a sign that is 64 square feet and 14 feet in height which is typical and customary for the size of this development. The Pima County Zoning Code sign standards do not take into account the use of a property, whether commercial or residential, only the zone in which a property is located dictates the allowance given. In this case, it is staff's opinion that the current allowance for signage in the SR zone for this particular use is too restrictive and that the applicant's request is reasonable.