

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 2
PIMA COUNTY GOVERNMENT CENTER

AGENDA

TO: Members, Board of Adjustment District 2:
Homer E Hammack, Victor Soltero, Richard Kessler

FROM: Terrill L. Tillman, Asst. Executive Secretary

DATE: October 21, 2014

SUBJECT: Meeting – **Monday, November 10, 2014, at 2:00 p.m.** in the County-City Public Works Center, 201 North Stone Avenue, Basement Level, Room C, Tucson, Arizona 85701.

PLEDGE OF ALLEGIANCE

ROLL CALL

CONTINUED HEARINGS:

Co10(2)14-03 JOHN & MARSHA DYER FAMILY TRUST – SOUTH BELEVEDERE AVENUE. John & Marsha Dyer Family Trust, represented by The Architecture Company, on property located at **6003 S. Belvedere Avenue** in the CI-zone request a variance to **allow the frontage for primary access for a proposed fire station site be located on a road that is not shown on a Major Streets and Scenic Route Plan.** Pima County Zoning Code Section 18.07.030 G3.b requires all fire stations shall have a minimum one hundred feet of frontage for primary access on a road shown on the Major Streets and Scenic Routes Plan.

STAFF REPORT

ACTION

Co10(2)14-04 FREIGHTLINER FLAGSTAFF ACQUISITION, LLC – EAST TRAVEL PLAZA WAY. Freightliner Flagstaff Acquisition, LLC represented by Scott Melhoff on property located at **5650 East Travel Plaza Way** in the **CB-2** zone requests the following variances:

- 1. To increase the number of freestanding identification signs to three and to allow two on the highway street frontage.** Section 18.79.110 of the Pima County Zoning Code allows for two, and no more than one on each street frontage.
- 2. To increase the allowable square footage of a freestanding freeway style identification sign to 687 square feet.** Section 18.79.110 of the Pima County Zoning Code allows an increase of .83 square feet per foot of setback from the freeway right of way but may not exceed a maximum of 300 square feet.

3. **To increase the maximum height of a freestanding freeway style identification sign to 50 feet.** Section 18.79.110 of the Pima County Zoning Code allows an increase of one half a foot per foot of setback from the freeway right of way but may not exceed a maximum of 25 feet above the freeway grade.
4. **To allow a freestanding freeway style identification sign to have unequally sized tenant panels.** Section 18.79.110 of the Pima County Zoning Code requires tenant panels to be equally sized.
5. **To reduce the side yard setback to 10 feet for a freestanding freeway style identification sign.** Section 18.79.110 of the Pima County Zoning Code requires a minimum setback of 30 feet.
6. **To allow a sign to be located within a bufferyard.** Section 18.79.030E4 of the Pima County Zoning Code states approval is required for signs placed within a bufferyard.
7. **To increase the maximum square footage allowed for wall signage to 882 square feet on the south elevation and 513 square feet on the west elevation.** Section 18.79.110 of the Pima County Zoning Code limits the total area of wall signs to 150 square feet.
8. **To increase the allowable square footage of incidental signs to 768 square feet on the south elevation and 288 square feet on the west elevation.** Section 18.79.110 of the Pima County Zoning Code allows a maximum of 40 square feet per side.
9. **To increase the height of incidental signs to 25 feet.** Section 18.79.110C (Table) of the Pima County Zoning Code allows for a maximum height of 15 feet.

STAFF REPORT
ACTION

NEW HEARINGS:

Co10(2)14-05 MCDONALD'S CORPORATION – SOUTH PALO VERDE RD. McDonald's Corporation, represented by STANTEC Architecture Inc., on property located at **5225 S. Palo Verde Rd.** in the CI-1 zone request the following variances:

1. **To allow a second menu board.** Section 18.79.110.C (Table) of the Pima County Zoning Code allows for a maximum of one menu board.
2. **To increase the total square footage of each menu board to 40 square feet.** Section 18.79.110.C (Table) of the Pima County Zoning Code allows for a maximum area of 30 square feet.
3. **To increase the height of each menu board to 7 feet.** Section 18.79.110.C (Table) of the Pima County Zoning Code allows for a maximum height of 6 feet.

STAFF REPORT
ACTION

ADJOURNMENT