

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 1
PIMA COUNTY GOVERNMENT CENTER

AGENDA

TO: Members, Board of Adjustment District 1:
Charles Geoffrion, Alan Brass, Lynn Wildblood,
George D. Carroll, Bruce Call

FROM: Terri L. Tillman, Asst. Executive Secretary

DATE: November 7, 2014

SUBJECT: Meeting – **Monday, December 1, 2014, at 1:00 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

NEW HEARINGS:

Co10(1)14-05 MARTIN – EAST CLOUD ROAD. Joyce P. Martin represented by Chuck Martin on property located at 7447 E. Cloud Road request a **variance to reduce the minimum lot size** in the **SR** zone. Section 18.17.040 of the Pima County Zoning Code requires a minimum site area of one hundred forty-four thousand square feet.

STAFF REPORT
ACTION

Co10(1)14-06 NF II TUCSON, LLC – NORTH CAMPBELL AVENUE. NF II Tucson, LLC represented by Sign Magic, Robert Kuhlmann on property located at 4250 N. Campbell Avenue requests a **variance to allow a main wall identification sign on a third side of a building** in the **CB-2** zone. Section 18.79.110 of the Pima County Zoning Code allows two, and no more than one on each side of a building.

STAFF REPORT
ACTION

Co10(1)14-07 LANDMARK TITLE TR 18378-T – NORTH SHANNON ROAD. Landmark Title Trust 18378-T represented by Mark Fellingner on property located at 8323 N. Shannon Road in the **CB-1 and TR** zones request the following variances:

- 1. To increase the number of freestanding identification signs to three and to allow two on the 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 monument style freestanding identification sign to 44 square feet.** Section 18.79.110 of the Pima County Zoning Code allows a maximum of 40 square feet in the TR zone.
- 3. To reduce the setback to 0 feet for each monument style freestanding identification sign.** Section 18.79.110 of the Pima County Zoning Code requires a minimum front yard setback of 24 feet in the CB-1 zone, a minimum 30 foot side yard setback in the CB-1 zone, and a minimum front and side yard setback of 10 feet in the TR zone.
- 4. 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.

STAFF REPORT
ACTION

ADJOURNMENT