



DATE: August 24, 2015
TO: BOARD OF ADJUSTMENT, District 1
FROM: Terrill L. Tillman, Assistant Executive Secretary
SUBJECT: **Co10(1)15-10 ST ALBAN'S EPISCOPAL CHURCH OF TUCSON, INC – NORTH SABINO CANYON ROAD GRI RIVER CENTER, LLC – EAST RIVER ROAD**
Scheduled for public hearing on September 9, 2015

LOCATION:

The subject property is located at the northeast corner of Old Sabino Canyon Road and Sabino Canyon Road. The property is zoned CR-4 (Mixed Dwelling Type) zone.

SURROUNDING ZONING / LAND USES:

North	CR-4	Subdivision Common Area/Developed/Undeveloped Residential
South	CR-4	Developed Residential
East	CR-3	Developed Residential
West	CR-4	Developed Residential

PUBLIC COMMENT:

To date, no public comments have been received.

PREVIOUS CASES ON PROPERTY:

There has been one previous Board of Adjustment case Co10(4)97-27 on this property. The Board of Adjustment approved the request to allow the building to be bone white within a major street and scenic route.

REQUEST:

The applicant requests the following variances:

1. **To increase the height to 8'6" for a freestanding identification sign.** Section 18.79.110 of the Pima County Zoning Code limits the height to 6 feet.
2. **To increase the square footage for a freestanding identification sign to 48 square feet.** Section 18.79.110 of the Pima County Zoning Code allows a maximum of 32 square feet.
3. **To allow electronic changeable copy on a proposed freestanding identification sign.** Section 18.79.020B5a defines a changeable copy sign as "An on-site sign designed to permit the changing of messages by means of nonelectronic sign copy".

TRANSPORTATION AND FLOOD CONTROL REPORT:

Transportation and Flood Control will review this proposed sign at the time of permitting.



BACKGROUND:

The subject property is approximately 8.21 acres in size and is zoned CR-4. The subject property began development in 1987 by an approved development plan (CoSW870851) for St. Alban's Episcopal Church. Subsequent expansion of the site occurred the following several years with revised approved development plans in 1989 (CoSW89039) for a charter school with a conditional use permit and in 1997 (P1297-076) for expansion of meeting rooms and classrooms. The project was built in conformance with the approved development plans.

This variance request addresses an increase in height, square footage, and to allow an electronic change of copy to the proposed *freestanding identification sign* to be located at the northeast corner of the property abutting Old Sabino Canyon Road and Sabino Canyon Road. Sabino Canyon Road is classified as a Major Street and Scenic Route (MSSR) according to the Major Streets and Routes Plans. The proposed sign will meet both the color and monument style requirements of the MSSR and will replace the existing signage in the same location. The monument style freestanding identification sign will contain illuminated sign copy on both sides of the sign. The maximum height of the proposed sign is 8 feet, 6 inches with 48 square feet of sign copy with an electronic change of copy sign.

The Pima County Zoning Code allows for monument freestanding identification signs in a CR-4 zone which may not exceed 32 square feet with a maximum height of six feet. If the variance is approved, the applicant will remove and replace the existing sign with the proposed signage in the same location.

Staff supports these requests due to the need to clearly identify the provision of services and to update the existing signage to a more current version.

RECOMMENDATION:

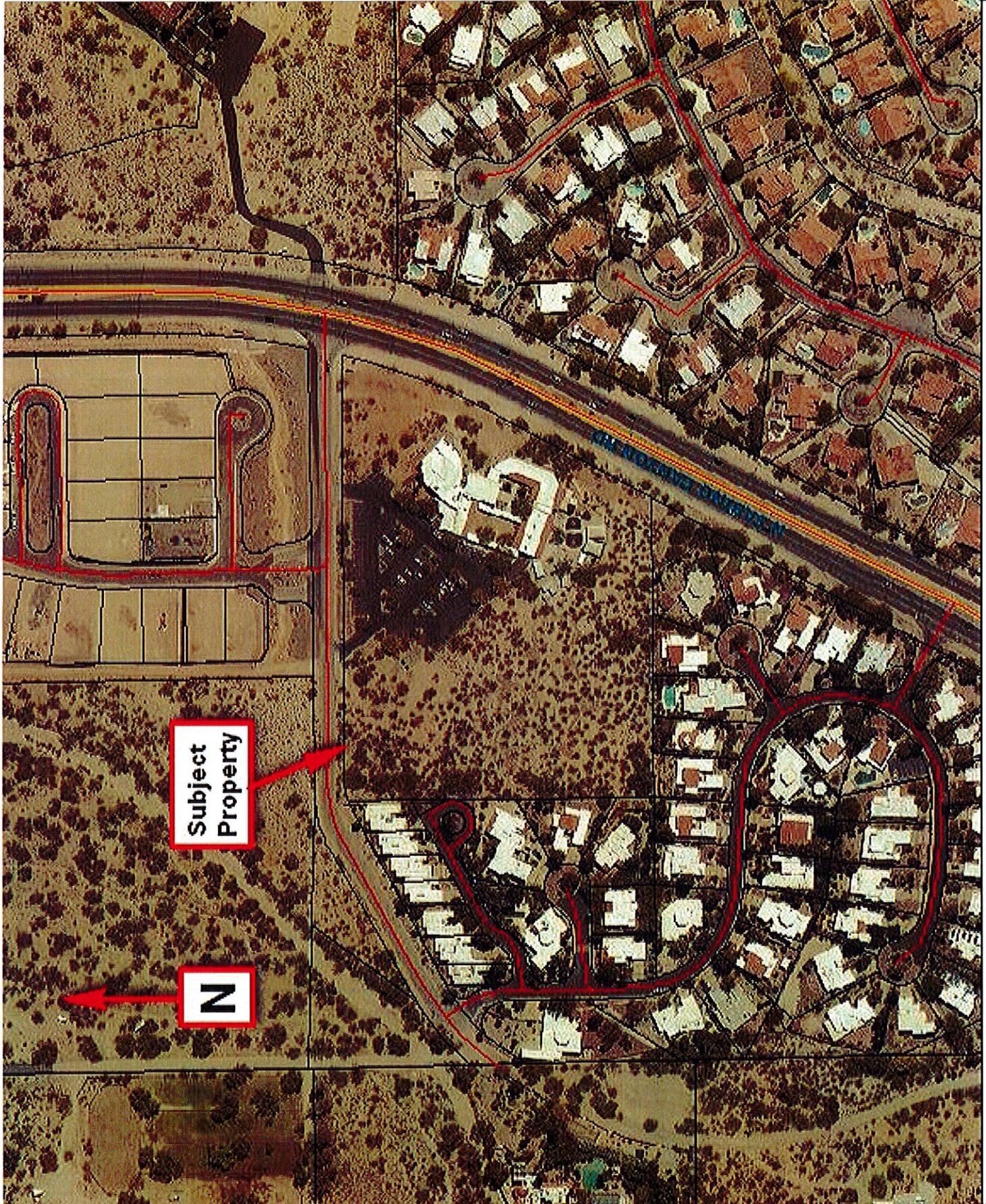
Staff recommends **APPROVAL** of the variance request. The increased height, square footage, and electronic change of copy for the proposed monument freestanding identification sign is not granted solely to increase the economic return from the property as the use is a not for profit church and does not appear to cause injury or adversely affect the rights of surrounding property owners and residents as noticed by the lack of public comment.

Standards that must be considered by a board of adjustment when considering a variance request include:

1. The strict application of the provision would work an unnecessary hardship;
2. The unnecessary hardship arises from a physical condition that is unusual or peculiar to the property and is not generally caused to other properties in the zone;
3. The unnecessary hardship does not arise from a condition created by an action of the owner of the property;
4. The variance is the minimum necessary to afford relief;
5. The variance does not allow a use which is not permitted in the zone by the Code;
6. The variance is not granted solely to increase economic return from the property;



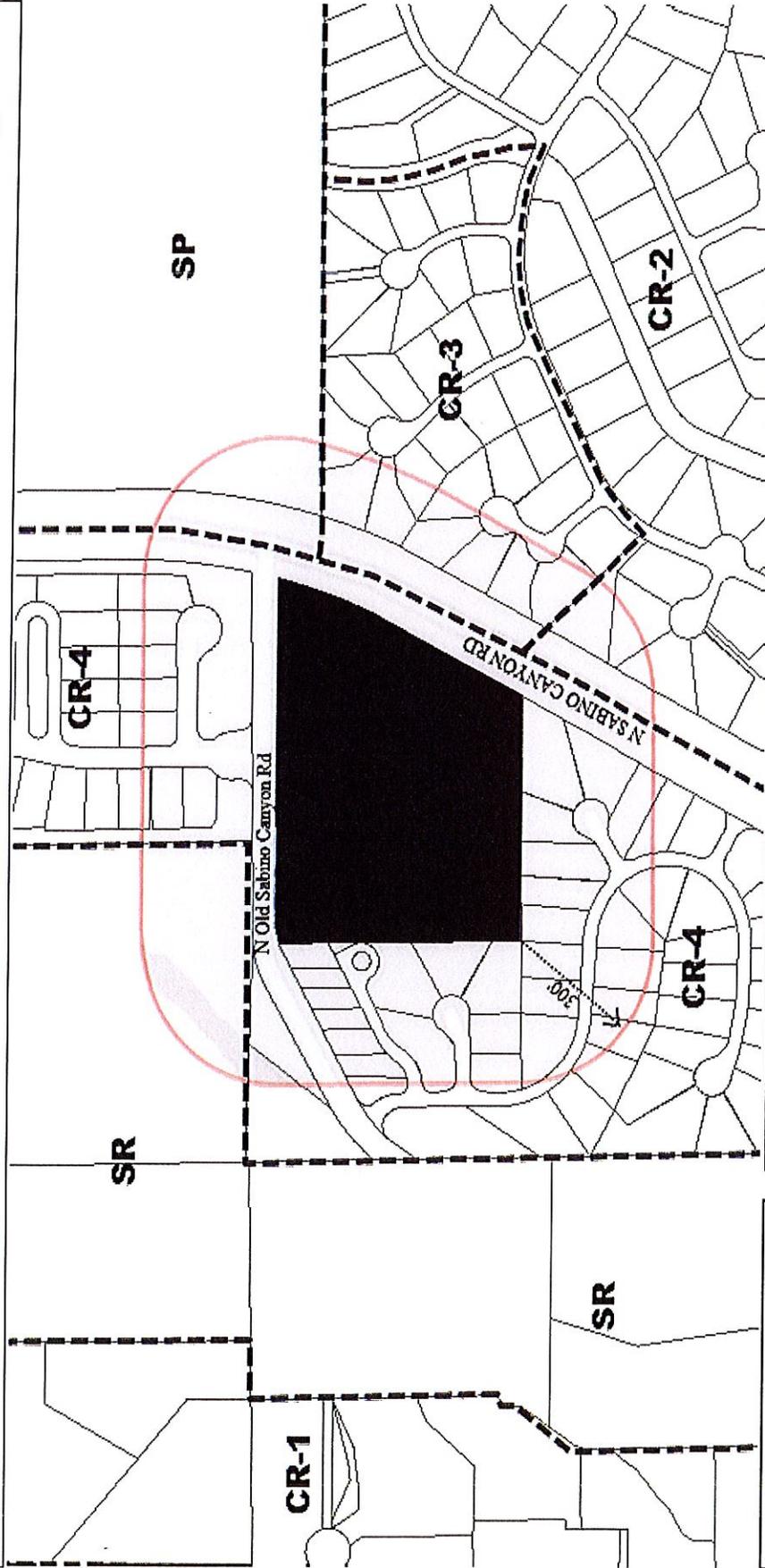
7. The variance will not cause injury to or adversely affect the rights of surrounding property owners and residents;
8. The variance is in harmony with the general intent and purposes of the Code and the provision from which the variance is requested;
9. The variance does not violate State law or other provisions of Pima County ordinances;
10. The hardship must relate to some characteristic of the land for which the variance is requested, and must not be solely based on the needs of the owner;
11. If the variance is from a sign or advertising structure area limitation, no reasonable use of the property can be made unless the variance is granted;
12. If the variance is from a height limitation, no reasonable use of the property can be made unless the variance is granted.



Co10(1)15-10 St. Alban's Episcopal Church of Tucson Variance Request

NOTIFICATION MAP

ST ALBAN S EPISCOPAL CHURCH OF TUCSON INC—N. OLD SABINO CANYON ROAD



LEGEND

- Petition Area
- Notification Area

NOTES

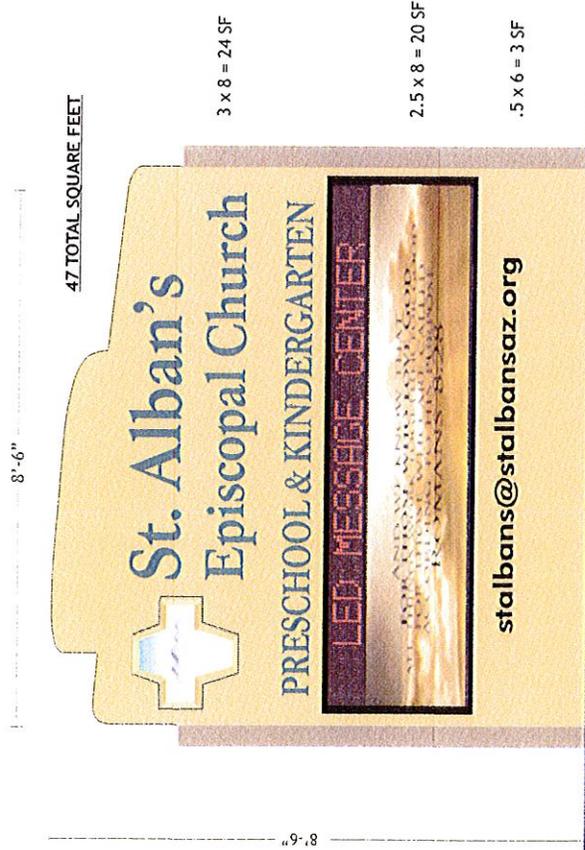
File no.:	Co10(1)15-10	Tax Code(s):	114-30-007B
Application:	VARIANCE	Base Map:	26
		Drafter:	A.H.



7/07/2015

PROPOSAL

SCALE 1/2"=1'-0"



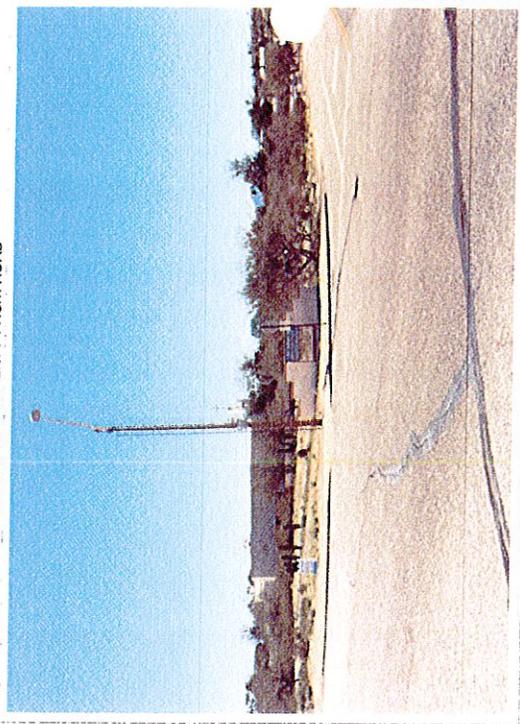
FABRICATE AND INSTALL ONE (1) DOUBLE FACE ILLUMINATED MONUMENT SIGN.

CABINET: .090 ALUMINUM WITH 18" DEEP PAINTED METALLIC GOLD WITH STUCCO FINISH.

CABINET WITH LED READER: .063 ALUMINUM 8" DEEP WITH 1/2" RETAINERS.

RPC LETTERS TO BE .090 ALUMINUM WITH 2" DEEP PAINTED TO MATCH BURGUNDY. LIGHTING: AMBER LEDS. INSTALL: PEG AWAY 1" OFF CABINET WALL.

SLOPE OF PROPERTY FROM ROAD



3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax

FILE NAME: 10944[VARI]ST. ALBAN'S (MONUMENT)
JOB NAME: ST. ALBAN'S EPISCOPAL CHURCH
JOB ADDRESS: 3738 N. OLD SABINO CANYON RD.
CITY: PINA COUNTY
SUITE: N/A
ZIP: 85750

VARIANCE

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ACCEPT DATE: _____ BUYER SIGNATURE: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

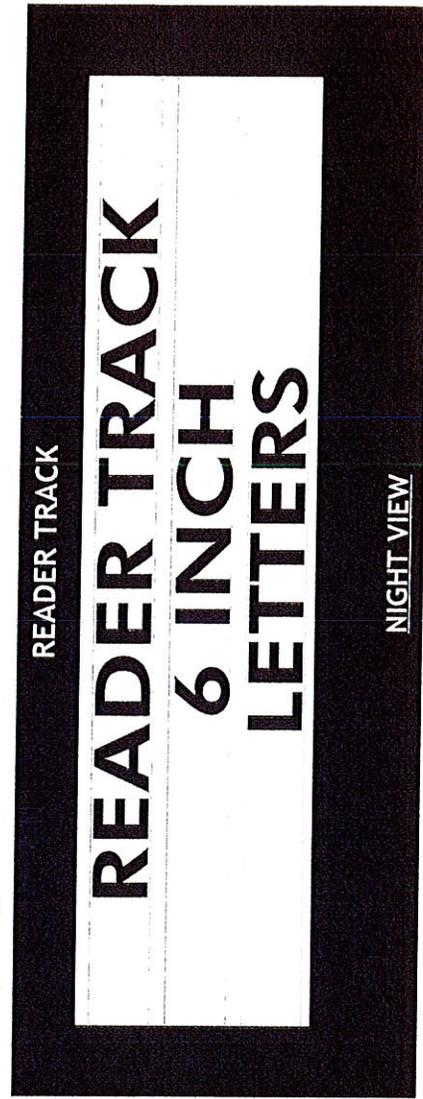
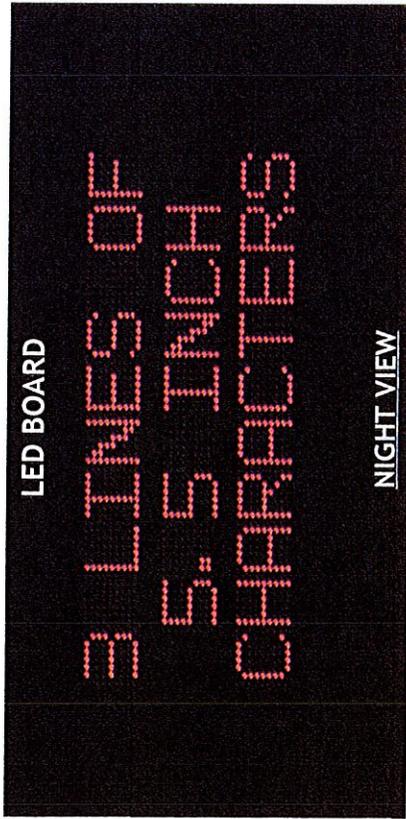
VARIANCE

NOT TO SCALE

**COMPARISON BETWEEN
LED BOARD & READER TRACK**

LED MESSAGE BOARD
VS.
READER TRACK

THE LED MESSAGE BOARD IS NOT AS BUSY LOOKING AS THE OLDER STANDARD
READER TRACK. THIS ALLOWS DRIVERS TO READ FASTER AND TO BE SAFER.



NO MORE THAN 200 LUMENS.



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ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

VARIANCE



Variance Application

Revised 12/2013

(Please print or type) **NO PENCIL**

Property Owner: St. Alban S Episcopal Church of Tucson Inc. Phone: _____

Owner's Mailing Address: 3737 N. Old Sabino Canyon City: Tucson Zip: 85750

Authorized Representative: Addisigns Phone: 520-748-1540

Rep's Mailing Address: 3808 E. 38th St. City: Tucson Zip: 85713

Property Address: 3738 N. Old Sabino Canyon Rd. City: Tucson Zip: 85750

Tax Code Number(s): 114 - 30 - 007B Zone: CR-4

Does the subject parcel have an active building or zoning code violation? None

Owner or Applicant's Email Address: aj@addisigns.com

I, the undersigned, swear that all the facts in this application are true to the best of my knowledge, that I will appear in person at public hearing to present the request, that I have read and understood the board of adjustment guidelines and procedure for granting a variance, and that I am able and intend to apply for all necessary county permits for construction and use of the property within nine months of receiving an approval of my variance request.
Signature: A.J. Lu Date: 6-18-15

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

*****FOR OFFICE USE ONLY*****

Case Title: St Alban S Episcopal Church of Tucson Inc. - 114 Old Sabino Canyon Rd
OWNER'S NAME - STREET NAME (EX. JONES SPEEDWAY BOULEVARD) Co10(1) 15-10

requests a variance(s) to Section(s) 10.79.110 of the Pima County Zoning Code which limits requires fls to maximum area of 32 ft and 6' in height

REC'D AT DEVELOPMENT SERVICES - PLANNING DIVISION BY [Signature] DATE 6/24/15

St. Alban's Church variance request 6-18-15

1. To exceed the allowable height for a freestanding sign in CR-4 zone from 6 feet to 8 feet 6 inches. With the slope of the property from the road and new landscape added the additional 2 1/2 feet will allow for traffic to identify the sign without being blocked by low landscape vegetation. Approaching the church from both directions it slopes down to the site and the additional height will help viewing the sign from a distance.

2. To exceed the allowable square footage for a freestanding sign in an CR-4 zone from 32 square feet to 48 square feet. Pima County code allows a freestanding sign for each street frontage. The church's property is at the corner which would allow them two(2)freestanding signs at 32 square feet. St. Alban's would like to just have one sign on the corner at 48 square feet max.

3. To allow LED reader board for freestanding sign. The LED reader board would help display the many events and day care activities that the St. Mark's has. Pima County Code was adopted in 1985 before the advancements in sign technology. Reader track would be allowed but would be brighter and a lot busier option than the LED. The LED would display only the LED copy at night and the older reader track would display the copy, lines between copy, and the white background(View page 3 for comparison). The day care events and the ability to display emergency communication makes this type of sign advantageous. Also, the LED board would help with the changing activities. The weekend services & activities differ from the weekday services & activities.

*NOTE: LED board to turn off after event and/or no later than 10pm-11pm.



PIMA COUNTY
DEVELOPMENT SERVICES

DATE: July 23, 2015
TO: BOARD OF ADJUSTMENT, District 1
FROM: Terrill L. Tillman, Assistant Executive Secretary
SUBJECT: **Co10(1)15-10 ST ALBAN'S EPISCOPAL CHURCH OF TUCSON, INC –
NORTH SABINO CANYON ROAD**
Scheduled for public hearing on August 3, 2015

Staff has received the applicant's request to continue the case to the September 9th meeting of the District 1, Board of Adjustment for representation to be present. The applicant is unavailable for the August 3rd meeting of the Board of Adjustment.

*Staff recommends **approval** of a continuance to September 9, 2015.*