

PIMA COUNTY BOARD OF ADJUSTMENT  
DISTRICT 1  
PIMA COUNTY GOVERNMENT CENTER

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector

FROM: Thomas Coyle, Asst. Executive Secretary

DATE: August 8, 2017

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, August 7, 2017**, heard the following appeals and decided as noted:

**NEW HEARINGS:**

**P17VA00015 – WEST OVERTON ROAD.** Mountain View Baptist Church Inc. - on property located at **3500 West Overton Road** in the **SR** zone request the following **variances**:

1. **To increase the maximum height of a freestanding sign to 7 feet 6 inches.** Section 18.79.110.E.8.a.2 of the Pima County Zoning Code limits the height to 6 feet;
2. **To allow electronic changeable copy on the freestanding.** Section 18.79.020.B.5.a of the Pima County Zoning Code defines a changeable copy sign as “An on-site sign designed to permit changing of messages by means of non-electronic sign copy”.

The board APPROVED requested variances #1 and #2 subject to the following condition: If the applicant moves the location of the sign to the East. Staff approval is required.

**P17VA00016 – WEST RIVER ROAD.** SCF RC Funding III LLC - on property located at **1435 West River Road** in the **SR** zone request the following **variances**:

1. **To increase the maximum height of a directional sign to 6 feet.** Section 18.79.110.E.6.e of the Pima County Zoning Code limits the height to 3 feet;
2. **To increase the allowable sign area to 24 square feet.** Section 18.79.110.E.6.a of the Pima County Zoning Code limits maximum area to 6 square feet.

The board APPROVED requested variances #1 and #2.

**P17VA00017 – WEST ORANGE GROVE ROAD.** SOD Brookside LLC 35%, WRM Brookside LLC 35%, PVP Investments LLC 30% - on property located at **1925 West Orange Grove Road** in the **SR** zone request the following **variances**:

1. **To increase the maximum height of a freestanding sign to 13 feet.** Section 18.79.110.E.8.a.2 of the Pima County Zoning Code limits the height to 6 feet;
2. **To increase the allowable sign area to 44.25 square feet.** Section 18.79.110.E.8.a.1 of the Pima County Zoning Code limits maximum area to 32 square feet.

The board CONITNUED the requested variances until September 6, 2017.

**An application for necessary permits for use of the property and construction shall be made within nine months of the granting of a variance and within thirty days of the issuance of a temporary use permit. Failure to apply for necessary permits within the time limit shall render the variance or temporary use permit null and void.**

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Thomas Coyle, Asst. Executive Secretary