

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 1

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector
FROM: Thomas Coyle, Asst. Executive Secretary
DATE: August 15, 2018

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, August 6, 2018**, heard the following appeals and decided as noted:

CONTINUED HEARING
(From 05/07/18, 06/04/18 & 07/02/18)

P18VA00009 – NORTH ORACLE ROAD. Los Toscana Village LLC - on property located at **7090 North Oracle Road** in the **CB-1** zone for the following variances:

1. To increase the height of two development complex signs from eight feet to 17 feet; and,
2. To increase the height of two development complex signs from eight feet to 15 feet; and,
3. To increase the sign area for three development complex signs from 50 square feet to 96 square feet each; and,
4. To increase the sign area for one development complex sign from 50 square feet to 140 square; and,
5. To allow a zero foot setback from the property line; and,
6. Increase the number of tenant panels allowed from three to nine.

Section 18.79.110.E.8 of the Pima County Code limits height to eight feet, area to 50 square feet, limits identification to three businesses and requires a ten foot setback.

The Board approved P18VA00009 subject to compliance with the exhibits considered by the Board on this date.

NEW HEARING:

P18VA00018 – EAST SUNRISE DRIVE. Gateway 1048 LLC & WCCP Sunrise LLC - on property located at **3500 East Sunrise Drive** in the **CB-1** zone for the following variances:

1. To increase the height of a freestanding identification sign to 18 feet; and,
2. To increase the sign area of a freestanding identification sign to 90 square feet; and,
3. To allow a zero foot setback from property line.

Section 18.79.110.E.8 of the Pima County Code limits height to eight feet, area to 50 square feet, and requires a ten foot setback.

The Board continued this request to the meeting of September 5, 2018 at 1:00 PM.

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.


Thomas Coyle, Asst. Executive Secretary