

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: September 13, 2018

The Pima County Board of Adjustment, District 1, at a regular hearing held on Wednesday September 5, 2018, heard the following appeals and decided as noted:

CONTINUED HEARING
(From August 6, 2018)

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.

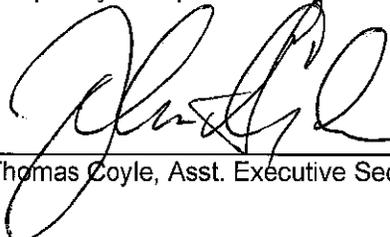
The Board APPROVED the variance request subject to:

1. *Compliance with "Option 1-Westside" as shown on the exhibits dated September 5, 2018*
2. *Sign area shall be limited to 64 square feet.*
3. *Height of sign shall be measured from grade at base of the sign.*

Should the applicant be unable to secure permission to install within the right-of-way, the following option is approved:

1. *Sign height shall be measured from the base of the sign.*
2. *Color of the signage shall be in conformance with exhibits dated September 5, 2018*
3. *Total square footage shall be limited to 75 feet.*

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