

**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: July 11, 2019

The Pima County Board of Adjustment, District 1, at a regular hearing held on Monday, July 1, 2019, heard the following appeals and decided as noted:

HEARING

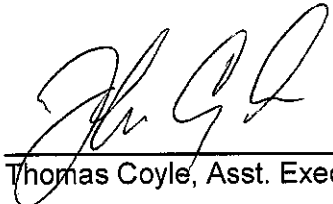
P19VA00011 – Gallery Row Group, LLC

On property located at **3001 E. Skyline Drive** in the CB-1 zone seeks a variance to provide for a maximum of six (6) main wall identification signs on a building frontage other than the building frontage designated for the tenant. Section 18.79.110.D.5 limits Main Wall Identification Signs to two. Section 18.79.110.G.13.c requires that all main wall identifications signs shall be located on the building frontage designated on the tenant space's site plan. Section 18.79.110.13.a limits the area to 30 square feet or 1.5 square feet of area for each linear foot of building frontage, but no more than 150 square feet.

The Board APPROVED the variance request, subject to the following conditions:

- 1. Up to 6 signs of up to 45 square feet in size (based upon the allowable signage allowed on the other frontage), may be installed along the south (River Road) frontage, and;**
- 2. Signs shall be turned off at 10PM unless the business is open beyond that time.**

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