

**PIMA COUNTY
BOARD OF ADJUSTMENT
DISTRICT 1
PIMA COUNTY GOVERNMENT CENTER**

MEMORANDUM OF DECISION

TO: Thomas Drzazgowski, Chief Zoning Inspector

FROM: Nick Coussoulis, Asst. Executive Secretary

DATE: October 5, 2020

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, October 5, 2020**, heard the following appeals and decided as noted:

CONTINUED HEARINGS

P20VA00017 ALIVE CHRISTIAN FELLOWSHIP INC – N. LA CHOLLA BOULEVARD

Alive Christian Fellowship Inc and Addisigns, on property located at 9662 N. La Cholla Boulevard in the SR zone, request the following variances:

1. To increase the allowed square footage for a freestanding identification sign from 32 square feet to 42 square feet. Section 18.79.110E8 of the Pima County Zoning Code allows a 32 square feet for a freestanding identification sign;
2. To increase the height of the freestanding identification sign from 6 feet to 13 feet. Section 18.79.110E8f of the Pima County Zoning Code restricts the maximum height to 6 feet.
3. To allow electronic changeable copy on one freestanding identification sign. Section 18.79.020B5 defines a changeable copy sign as “An on-site sign designed to permit the changing of messages by means of non-electronic sign copy.”

The Board of Adjustment **APPROVED** the requested variances with the condition that they match the revised layout described in the submittal on October 5, 2020.

NEW HEARINGS

P20VA00024 GREEN THINGS INC. – E. RIVER ROAD

Green Things Inc., represented by Michael Desmarteau, on property located at **3384 East River Road, 3201 and 3235 East Allen Road** in the SR zone, request the following **variances**:

1. **To allow the maximum area of the freestanding identification signs to be increased to 99.5 square feet.** Section 18.79.110.E.8.A.1 of the Pima County Zoning Code restricts the maximum area to 32 square feet;
2. **To allow the maximum height of the freestanding identification sign labeled “A” to be increased to 16’-7”.** Section 18.79.110.E.8.A.2 of the Pima County Zoning Code restricts the maximum height to 6 feet.
3. **To allow the maximum area of directional sign labeled “D” to be increased to 24 square feet.** Section 18.79.110.E.6.A of the Pima County Zoning Code restricts the maximum area to 6 square feet.

The Board of Adjustment **CONTINUED** the requested variances to the December 7, 2020 hearing.

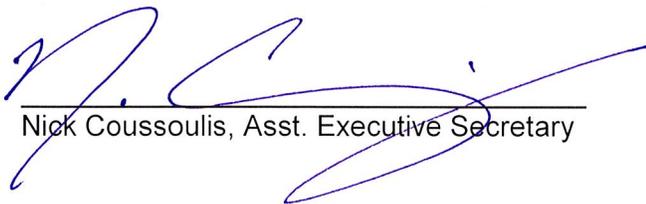
EXECUTIVE SESSION

P20VA00006 SHAHEEN – E. RESORT VIEW PLACE

Pursuant to A.R.S. §38-431.03(A) (3) and (4), for legal advice and direction regarding Montaser Shaheen and Manal Bsaili v. Pima County and Pima County Board of Adjustment, District 1, Pima County Superior Court Case No. C20203327.

The Board of Adjustment **APPROVED** that they be listed as a nominal party in the litigation.

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.



Nick Coussoulis, Asst. Executive Secretary