

**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: November 2, 2020

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, November 2, 2020**, heard the following appeals and decided as noted:

NEW HEARINGS

P20VA00027 KING CONE LLC. – N. ORACLE ROAD

King Cone LLC., represented by Addisigns Inc., on property located at **16338 N. Oracle Road** in the GR-1 (Rural Residential) zone, request the following **variances**:

1. **To allow the maximum area of the freestanding identification sign to be increased to 75.80 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 to match existing sign height at 16 feet 8-1/2 inches.** Section 18.79.110.E.8.A.2 of the Pima County Zoning Code restricts the maximum height to 6 feet.
3. **To not be required to install 2 square feet of landscaping per 1 square foot of sign area.** Section 18.79.110.E.6.E of the Pima County Zoning Code requires 2 square feet of landscaping for every 1 square foot of sign area.

The Board of Adjustment **APPROVED WITH A CONDITION** the variance requests:

1. That the existing structural sign pole be fully concealed by a rectangular panel no less than 18 inches in width.

P20VA00029 ORACLE MEDICAL PLAZA PHASE II LLC. – N. ORACLE ROAD

Oracle Medical Plaza Phase II LLC., represented by Addisigns Inc., on property located at **7470 N. Oracle Road** in the TR (Transitional) zone, request the following **variances**:

1. **To allow the maximum area of the freestanding identification sign to be increased to 67.92 square feet.** Section 18.79.110.E.8.B.1 of the Pima County Zoning Code restricts the maximum area to 40 square feet.
2. **To allow the maximum height of the freestanding identification sign to be increased to 14 feet.** Section 18.79.110.E.8.B.2 of the Pima County Zoning Code restricts the maximum height to 8 feet.
3. **To allow a 0-foot setback from the property line.** Section 18.79.110.E.8.B.3 of the Pima County Zoning Code requires a 10 foot setback from front and side lot lines.

- 4. To allow a total of 8 interior tenant identification panels.** Section 18.79.110.E.13.B of the Pima County Zoning Code restricts interior tenant spaces to 3 main identification signs.

The Board of Adjustment **CONTINUED** the requested variances to a future hearing.

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