

**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: December 7, 2020

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, December 7, 2020**, heard the following appeals and decided as noted:

**CONTINUED HEARINGS**

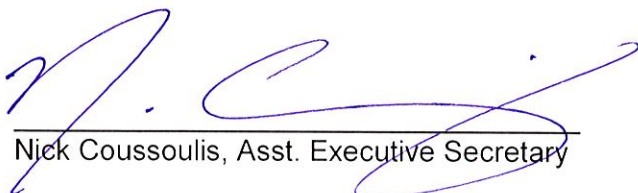
**P20VA00029 ORACLE MEDICAL PLAZA PHASE II LLC. – N. ORACLE ROAD**

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 signs to be increased to 88 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 signs 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 **APPROVED** the requested variances subject to the revised drawings and staff memo.

**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