



CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

Sign Code Advisory & Appeals Board
201 N. Stone Ave
Basement Conference Room C
Tucson, AZ 85701

NOTICE OF DECISION

Case No. S-06-15r
3101 E. Prince Road
Cars By Kent

Public Hearing:

April 11, 2007

Board Members Present:

Fletcher Sliker, John Roberts,
Leigh Robinson, Frank Mascia, Jim Ayres

Board Members Absent:

Stephen Bohn

Staff Present:

Charles Stephenson, Kristin Page-Iverson,
Sue Montes

Owner:

Kent Stephen Coplin

Applicant:

Kent Stephen Coplin

Speakers:

Kent Stephen Coplin

Tucson Sign Code, Chapter 3, Article V, General Requirements and Limitations, Section 3-59(d)(3) Freestanding Sign: Sign A: "Monument Type Sign" states: "Maximum height: ten (10) feet from grate".

Tucson Sign Code, Chapter 3, Article IV, Signs by District, Section 3-32(d)(1), General Business District, Freestanding Signs, Single Premise permits: "One freestanding sign per street frontage except that, if a sign is placed on a local street frontage, the allowable number of freestanding signs on the major arterial or collector street frontage will be reduced by one (1)."

Tucson Sign Code, Chapter 3, Article V, General Requirements and Limitations, Section 3-52, Intersection Corner Sign, states: "When a sign is erected at the street intersection corner of the lot and is situated at an angle so as to be visible from both streets or both frontages, the sign shall not exceed the maximum area allowed for the longest street frontage. The area of such a sign shall be deducted from the total area and the number of signs permissible on the property."

The applicant is requesting a variance to: **1.)** place a freestanding sign on a local street frontage and not be required to reduce by one, the allowable number of freestanding signs permitted along the major collector street frontage and **2.)** exceed the allowed height of a freestanding sign (by 1'-10"). The requested variance would allow the applicant to retain the existing 50-square foot, 11'-10" high freestanding sign currently located on the property at an angle so that the sign is visible from both streets. **This sign would require a height variance and a variance to not require that the number of freestanding signs on Country Club Road be reduced by one (1).**

Mr. Roberts made a motion to approve the variance based upon staff recommendation with the condition that the sign remain in its current location as shown on the submitted site plan. Based upon the fact that the roadways are elevated above the applicant's property, the vehicles are displayed along the front of the property, and the sign is located back from the streets, seconded by Mr. Ayres. Vote passes 4-1.

DECISION - VARIANCE GRANTED WITH CONDITIONS: The Board granted this variance with the condition that the sign remain in its current location with a maximum height of 11'-10" as shown on the submitted plans. Based upon the fact that the roadways are elevated above the applicant's property, the vehicles are displayed along the front of the property, and the sign is located back from the streets. The Board feels there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, that the variance will not result in a special privilege to the property, and it's not the result of a self-imposed condition. Additional, the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.

IMPORTANT NOTICES: (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK'S OFFICE.)

Sue Montes
Secretary
Development Services Department