



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-07-13
4120 & 4124 S. 6th Avenue
Plaza Durango

Public Hearing:

August 15, 2007

Board Members Present:

John Roberts, Stephen Bohn, Frank Mascia
Leigh Robinson, Roger Sliker

Staff Present:

Chuck Stephenson, Michael McCrory, Sue Montes
Higuera, Ramiro & Rosamaria & Higuera, Lupita

Owner:

Ramiro Higuera

Applicant:

Speakers:

Ramiro Higuera

On property located at 4120 & 4124 S. 6th Avenue, C-2 zoning, General Business District. The applicant is requesting a variance allow a "monument type sign" to be placed closer to the curb of the street than 20 feet (by 10.5 ft.).

Tucson Sign Code, Chapter 3, Article V, General Requirements and Limitations, Section 3-59(d), Freestanding Signs, Sign A: "Monument Type Sign" requires a minimum setback from curb to leading edge of sign: Twenty (20) feet.

The applicant is proposing to place a sign on the face of an existing 28" high detached screen wall. The screen wall is located approximately 9.5 feet back of the existing curb of 6th Avenue. **This sign would require a 10.5-foot setback variance.**

Mr. Bohn made a motion to grant the requested variance based on the condition that the sign be placed on the face of the existing 28" high screen wall and that any other City of Tucson approvals be obtained. Based upon the fact that two of the buildings are within 20 feet of the curb and the parking spaces are located behind the screen wall, seconded by Mr. Roberts. Vote passes 5-0.

DECISION – VARIANCE GRANTED: The Board grants this variance based on the condition that the sign be placed on the face of the existing 28" high screen wall and that any other City of Tucson approvals be obtained. Based upon the fact that two of the buildings are within 20 feet of the curb and the parking spaces are located behind the screen wall. The Board feels this will not result in a special privilege to the property and would be appropriate for any property owner facing similar circumstances. Additionally, that 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