



CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

**Sign Code Advisory & Appeals Board
County-City Public Works Building
201 N. Stone Avenue
Basement Conference Room "C"
Tucson, AZ 85701**

NOTICE OF DECISION

**Case No. T14SA00283
Tucson Convention Center
260 S. Church Avenue**

<u>Public Hearing:</u>	February 11, 2015
<u>Board Members Present:</u>	Art Coppola, Michael Marks, Andrea Kennedy, Dan Santa Maria
<u>Board Members Absent:</u>	Mike Finkelstein, Jim Ayres,
<u>Staff Present:</u>	Stacy Stauffer, Andy Connor, Sue Montes, Glenn Moyer, Brian Wiese
<u>Owner:</u>	Rio Nuevo Multipurpose Facilities District
<u>Applicant:</u>	Swaim Associated LTD
<u>Speakers:</u>	Phil Swaim

On property subject to the Pedestrian Business District, the applicant proposes to install a freestanding sign structure along both Granada and Church Avenues, requesting height of these signs to be taken from grade at the base of the sign. The freestanding sign structures would each contain two signs; electronic message centers and static lettering on one side, with the other side containing static lettering and changeable panels; a total of four freestanding signs with two each along two street fronts. The proposal includes two additional freestanding signs located in courtyards, directional signs along Granada Avenue, Church Avenue, and Cushing Street, wall signage on the east and west building elevations, and a canopy sign on the east building elevation. The applicant's proposal requires variances to the following:

3. Chapter 3, Article V, Sign Types and General Regulations, Section 3-69. Traffic directional signs.
C. Maximum area: Six (6) square feet per face.
4. Chapter 3, Article V, Sign Types and General Regulations Section 3-69. Traffic directional signs.
D. Maximum height: Three (3) feet.

- **Variances 1, 2, 5, & 6 were withdrawn by the applicant at the beginning of the hearing.**

Mr. Santa Maria made a motion to approve requested variances 3 & 4 with the following condition:

1. Substantial compliance with the “Rio Nuevo Tucson Convention Center Site Signage” plans submitted in support of the requested variances. Other than incidental signage, no additional building mounted or freestanding signs may be installed without a new public hearing before the Sign Code Advisory and Appeals Board.

The motion was seconded by Mr. Coppola. The motion passed with a 4-0 vote.

DECISION – MOTION GRANTED WITH CONDITIONS: The Board granted the requested variance with the above noted condition. The board felt that because there are special circumstances applicable to the property, strict enforcement of this Sign Code would deprive the property of privileges enjoyed by other property in the same district. The variance will not result in a special privilege to the property owner. The variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood. The need for the variance is not a result of special circumstances or conditions that were self-imposed. This is the minimum variance that will afford relief and is the least modification possible of the Sign Code provisions in question. Physical circumstances or conditions, such as irregular shape, narrowness or shallowness of the lot, or exceptional topographic condition of the specific property, the property cannot reasonable be signed in conformity with the provisions of this Sign Code.

IMPORTANT NOTICES: "APPLICANTS ARE ADVISED TO WAIT THIRTY (30) DAYS BEFORE ACTING IN RELIANCE ON THIS DECISION. The decision reflected herein is subject to appeal by any interested party. A permit may be requested and issued prior to the expiration of applicable time limits for reconsideration or appeal. Applicants who receive a permit less than thirty (30) days after a variance is granted [or less than thirty days after such other date as provided by the Board] do so at their own risk. Issuance of a permit or reliance thereon does not ensure that this decision will not be reversed within the appeal period."

(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 WITH THE CITY CLERK 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