



SIGN CODE ADVISORY AND APPEALS BOARD

WEDNESDAY, June 10, 2015

Public Works Building
201 N. Stone Avenue
Tucson, AZ 85701
Basement Conference Room "C"
LEGAL ACTION REPORT

Call to Order: 2:03 p.m.

CASE T15SA00144:

Issue – This is a request by Addisigns on behalf of OVP Development CO, LLC. The applicant is requesting the approval necessary to install up to eight, 12 square foot, five foot tall traffic directional signs, and increase the minimum wall sign allowance for each tenant space to 35 square feet.

Applicable Sign Code Regulations – As proposed, the applicant's request requires the following variances to the Tucson Sign Code:

- A) Article V., Sign Types and General Regulations, Section 3-69.C, to exceed six (6) square feet maximum sign area for a traffic directional sign.
- B) Article V., Sign Types and General Regulations, Section 3-69.D, to exceed three (3) feet maximum sign height for a traffic directional sign.
- C) Article VI: Signs by District, Division 3: Special Districts, Scenic Corridor Zone District: Section 3-83.B.1.: to increase the minimum total attached sign area for tenant signs from twenty-five (25) square feet, to thirty-five (35) square feet.

Mr. Santa Maria made a motion approve the requested variances applicable with the findings and with the conditions set forth in the staff report, with the exception of condition number 1 being reworded. The motion was seconded by Mr. Coppola. The motion passed with a 4-0 vote. The conditions are as follows:

1. A maximum of seven (7) traffic directional signs shall be permitted, with six (6) located generally as depicted in the site plan (page 3 of 5) submitted in support of the variance request. Sign seven (7) is to be located at either one of two interior driveways at the west boundary of the development. If approved, the site plan shall be made a part of the decision letter.
2. Traffic directional signs shall have only a decorative support post at a maximum of eight (8) inches diameter and a minimum vertical clearance of 15" from the ground at the base to the bottom of the sign cabinet.

3. The applicant shall provide a Pima County Assessor's print out for each of the 17 lots contained within the overall development.
4. The applicant shall provide an approved copy of the development package for Old Vail Plaza showing the actual street frontages and the correct overall acreage of the site.
5. The board would allow two (2) years to effectuate the variance request.

DECISION – MOTION GRANTED WITH CONDITIONS: The Board granted the requested variance with the above noted conditions. 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.

ADJOURN: Meeting adjourned at 3:05pm.