



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. T15SA00144**

**Old Vail Plaza**

**10255 E. Old Vail Road**

**Public Hearing:**

June 10, 2015

**Board Members Present:**

Art Coppola, Michael Marks, Andrea Kennedy,  
Dan Santa Maria

**Staff Present:**

Stacy Stauffer, Andy Connor, Sue Montes, Glenn Moyer,  
Brian Wiese

**Owner:**

OCP Development Co.

**Applicant:**

Addisigns, Inc.

**Speakers:**

Mike Addis

**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.

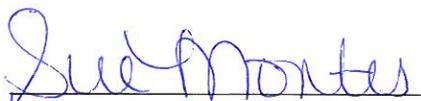
2. Traffic directional signs shall have only a decorative support post at a maximum of eight (8) inches diameter and a minimum vertical clearance of 15" from the ground at the base to the bottom of the sign cabinet.
3. The applicant shall provide a Pima County Assessor's print out for each of the 17 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.

**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 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**