



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. T15SA00275

Vail Christian Church

9455 E. Valencia Road

Public Hearing:

September 16, 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:

Vail Christian Church

Applicant:

Addisigns, Inc.

Speakers:

Mike Addis, Pastor Pitney

Issue – This is a request by Addisigns on behalf of Vail Christian Church. The applicant is proposing to install both illuminated building signage and detached signage, for a total of 910 square feet of sign area on property subject to the Single Family Residential District.

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

- 1) Chapter 3-Article VI. Signs By District, Division 1. Residential District, Section 3-73.B.1. Single Family Residential District Maximum total sign area for Nonresidential Uses: 20 square feet of total sign area per street frontage.

Mr. Santa Maria made a motion approve the requested variances subject to the required findings and with the conditions set forth in the staff recommendation with some minor changes. The motion was seconded by Ms. Kennedy. The motion passed with a 4-0 vote. The conditions are as follows:

1. **Maximum sign area of 910 square feet, inclusive of all permitted sign types.**
2. **Substantial compliance with the variance sign package submitted by the applicant in support of the applicant's request and the modified 3 sheets provided at the public hearing dated September 16, 2015.**
3. **All sign lighting shall be turned off between 9 p.m. and sunrise, except for nights that there is a program up to a maximum of 10:30 p.m.**
4. **Freestanding signs within 40 feet of Valencia Road right of way limited to the following:**
 - a. **One (1) 48 square foot, ten foot tall monument sign.**

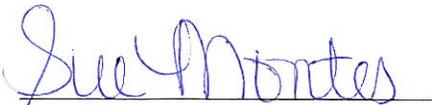
- b. One (1) 20 square foot, eight (8) foot tall monument sign.**
- c. Lighting shall be per Sign Code Sec. 3-83.E.3.f except for the reader board portion of the 48 square foot sign.**

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