

VARIANCE SUBMITTAL REQUIREMENTS - FOR STAFF USE ON FILING DAY

Date Filed: 6/16/17 Case Number: C10-17-15
 Reviewed by: H. Thrall BA public hearing date: 7/26/17
 Project Name: Golf Links Automotive
 Project Address: 7970 E. GOLF LINKS RD. Zone: C-2

- BOARD OF ADJUSTMENT APPLICATION FORM**
(Signed by the Property Owner or Authorized Agent - include letter of authorization)
- BOARD OF ADJUSTMENT FINDINGS ATTACHMENT**
(All Findings "1" through "7" must be answered in full)
- APPLICANT'S VARIANCE LIST TO THE BOARD**
(Numbered list indicating UDC regulation - What this regulation requires - What is actually provided)
- PROJECT DESCRIPTION**
(Narrative description of project by the applicant)
- RELATED UDC PROCESS DECISION OR RECOMMENDATION LETTERS**
(ParkWise TEAM, Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
- FINAL UDC (zoning) COMPLIANCE REVIEW COMMENTS**
(Final UDC compliance review comments made on Permit card, CDRC Comments or by Memo)
- PROOF OF APPLICANT'S MAIL NOTICE AND MEETING**
(Proof of mailing - Copy of letter to neighbors - Summary of onsite meeting with sign-in sheet)
- 15 FOLDED COPIES OF PROJECT SITE PLAN***
(Detailed plan that was submitted to PDSO for final UDC compliance review comments)
- 15 FOLDED COPIES OF PROJECT BUILDING ELEVATION AND/OR FLOOR PLANS**
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSO if unsure)
- 15 FOLDED COPIES OF PROJECT LANDSCAPE PLAN**
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSO if unsure)
- IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" x 17"**
- PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- OTHER:** _____
- BOARD OF ADJUSTMENT FILING FEES** Check 52482

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for DRB review. Include the following:

DRB SUBMITTAL ITEMS (DRB- _____ - _____ for: _____).
 Case Number Meeting Date

- DRB FILING FEES**
- DRB APPLICATION FORM**
- FINAL UDC COMPLIANCE REVIEW COMMENTS**
- APPLICANT'S VARIANCE/DDO LIST TO THE DRB**
- PROJECT INFORMATION ATTACHMENT**
- 8 SETS OF PROPERTY PHOTOS**
- 8 SETS OF PROJECT SITE AND/OR BUILDING ELEVATION PLANS**
- 8 SETS OF PROJECT LANDSCAPE PLANS**
- IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" X 17"**
- PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- OTHER:** _____

SUBMITTAL COMMENTS BY STAFF: _____

BOARD OF ADJUSTMENT APPLICATION

PROPERTY INFORMATION

PROJECT NAME: Golf Links Automotive
(For example: Al's Bar & Grill, Brown Residence Carport Addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 7970 E. Golf Links Rd.
(Note: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY e.g. R-1, C-2, O-3, I-1 Authorized, etc: C-2

PROJECT TYPE (check all that apply):

- New building on vacant land
- New building on developed land
- New addition to existing building
- Change of Use to existing building
- Existing building needs permits
- Other Sign Variance

RELATED APPLICATIONS (check all that apply and provide case numbers):

- Board of Adjustment C10- _____
- HPZ _____
- DDO _____
- Rezoning C9- _____
- SE _____
- Other _____

LIST ALL RELATED PERMIT ACTIVITY NUMBER/S _____

APPLICANT INFORMATION:

AGENT (The person authorized to process the application on behalf of the property owner):

NAME: Addisigns

ADDRESS/ZIP: 3808 E. 38th St.

BUSINESS EMAIL: aj@addisigns.com

BUS. PHONE: (520) 748 - 1540 FAX: () _____ - _____

[PROPERTY OWNER/S (If ownership is in escrow, please note)]:

NAME: AIJO Enterprises Inc.

MAILING ADDRESS: 6251 S. Tucson Blvd
Tucson AZ ZIP: 85706

[SIGNATURE OF PROPERTY OWNER OR ATTACH LETTER OF AUTHORIZATION FOR AGENT]:

[Signature] President

(NOTE: REQUIRED BY BOARD RULES)

ACTIVITY NUMBER: T17SA00256 B/A CASE NUMBER: C10-17-15

BOARD OF ADJUSTMENT - REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

See Attached

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

See Attached

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

See Attached

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

See Attached

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

See Attached

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

See Attached

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

See Attached

B/A CASE NUMBER: C10- ___ - _____

Golf Links Automotive
7970 E. Golf Links Road

Required Findings:

1. **The road sign allows this property to be seen in both directions for east & west bound traffic. Because the building is set back on the hill and access is on either side of the property, this sign is critical to give anticipation to how to get into the property.**
2. **These are not self-imposed circumstances created by the Golf Links Automotive. This is Golf Links Auto's main identification and with the LED board in the existing sign it will give it a much cleaner look.**
3. **The variance granted will not be a special privilege inconsistent with the limitations on other properties in the vicinity.**
4. **Because of the unique position of Golf Links Auto the sign will help with flow of traffic to the property and help better identify the Golf Links Auto's location.**
5. **The variance will actually help with the safety and will not be injurious or detrimental to the public. It will improve the traffic flow off of Golf Links.**
6. **The variance will not impair light or block any of the other properties in the immediate area.**
7. **The variance is the minimum necessary in order to grant relief for Golf Links Auto. The size of the sign is the same size as what was previously permitted on site.**

Golf Links Automotive
7970 E. Golf Links Road

Variance Request:

PER SIGN CODE CHAPTER 3-77.C.5.b: EXCEED THE MAXIMUM SIGN AREA OF A FREESTANDING SIGN CABINET AT A SELF-CONTAINED PREMISES; INCREASING FROM 32 SQUARE FEET TO 50 SQUARE FEET TOTAL SIGN CABINET AREA.

Golf Links Automotive
7970 E. Golf Links Road

Project Description:

Exceeding the maximum sign area of a freestanding sign cabinet from 32 square feet to 50 square feet.

Please see attached drawings for description of signs.



CITY OF TUCSON
 PLANNING & DEVELOPMENT
 SERVICES DEPARTMENT
 SIGNS DIVISION
 P.O. BOX 27210
 TUCSON, AZ 85726-7210

APPLICATION FOR PERMANENT SIGN PERMITS

**NOT TO BE
 USED FOR
 TEMP SIGNS**
 BANNERS,
 A FRAMES,
 PENNANTS,
 BALLOONS

COT PDS (520) 791-5550
 SIGN DESK (520) 837-4975
 FAX (520) 791-4475
 DSD_SIGNS@tucsonaz.gov

PERMIT #	<p style="text-align: center;">THIS BOX IS TO BE FILLED IN BY CITY OF TUCSON PERSONNEL ONLY</p> <p>1st Inspection ___ Date ___ Approved ___ Corrections Required ___</p> <p>2nd Inspection ___ Date ___ Approved ___ Corrections Required ___</p> <p>3rd Inspection ___ Date ___ Approved ___ Corrections Required ___</p>	APPROVED FOR PERMITS	
SIGN ACCOUNT #		DATE	BY
SIGN CODE #		SIGN	
DATE OF APPLICATIONS 1ST REVIEW		ELECTR	
		ZONING	
		OL CODE	
		STRUCT	

NAME OF BUSINESS THE SIGN IS FOR GOLF LINKS AUTOMOTIVE				STREET ADDRESS WHERE SIGN IS TO BE INSTALLED 7970 E. GOLF LINKS RD.				PHONE # OF BUSINESS 631-6612			
OWNER/ BUSINESS TO BE BILLED ANNUALLY SAME AS ABOVE				ADDRESS WHERE ANNUAL BILL WILL BE MAILED SAME AS ABOVE				PHONE # OF ENTITY BILLED ANNUALLY SAME AS ABOVE			
DATE 6-13-17	FRONTAGE 165'	ZONE C-2	DISTRICT	HOW MANY ELECTRICAL CIRCUITS WILL BE REQUIRED 0	NUMBER OF EXISTING SIGNS THIS BUSINESS HAS ON SITE 2	NUMBER OF EXISTING SIGNS TO BE REMOVED 0					
SIGN	SIZE IN DECIMAL FEET WIDTH x LENGTH	SQUARE FEET	HEIGHT TO TOP OF SIGN	SET BACK FROM FACE OF CURB FREE STANDING SIGNS ONLY	SIGN TYPE EX. WALL, POLE, FREE STANDING CHANGE OF COPY	MATERIALS USED EX. PLASTIC, METAL, WOOD,	INTERNAL ILLUMINATION? YES or NO	ELEV N, E, S or W	SIGN COPY		\$ VALUE
EX.	x =										\$
A	6 x 8.33 =	50	9.17'	55'	Replacement cabinet proposed	M/S	YES				\$ 5,000
B	x =										\$
C	x =										\$
	x =										\$
E	x =										\$
F	x =										\$
G	x =										\$
H	x =										\$
I	x =										\$
NAME OF CONTRACTOR/INSTALLER OF SIGN ADDISIGNS, INC.				PERSON TO CONTACT A.J. LEE				PHONE # OF CONTACT PERSON 520-748-1540			

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address or, that for the purpose of obtaining this approval I am acting as agent on his behalf.

*
SIGNATURE OF PERSON SUBMITTING THIS APPLICATION

**THIS BOX IS TO BE FILLED IN BY FIRST TIME USUERS OF THIS APPLICATION
 OR IF CHANGES HAVE OCCURED SINCE LAST USING THIS APPLICATION**

STATE LICENSE # 071353L-38	NAME OF CONTRACTOR / INSTALLER ADDISIGNS, INC.	NAME OF ELECTRICAL CONTRACTOR
CITY PRIVILEGE LICENSE TAX # 45963	PHONE OF CONTRACTOR / INSTALLER 520-748-1540	ELECTRICAL CONTRACTOR STATE LICENSE #
ADDRESS OF CONTRACTOR / INSTALLER 3808 E. 38TH ST. TUCSON, AZ 85713		EMAIL OF CONTRACTOR / INSTALLER aj@addisigns.com

EVERY CONTRACTOR MUST HAVE A CERTIFICATE OF INSURANCE ON FILE WITH THE CITY OF TUCSON PDS

**VARIANCE
GOLF LINKS AUTOMOTIVE
7970 E. GOLF LINKS ROAD**

REQUEST:

PER SIGN CODE CHAPTER 3-77.C.5.b: EXCEED THE MAXIMUM SIGN AREA OF A FREESTANDING SIGN CABINET AT A SELF-CONTAINED PREMISES; INCREASING FROM 32 SQUARE FEET TO 50 SQUARE FEET TOTAL SIGN CABINET AREA.

INDEX

1	REQUEST PAGE
2	SIGN INFO
3	SITE PLAN



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540
520.571.9120 Fax

FILE NAME: 12533[VAR]GOLF LINKS AUTOMOTIVE
JOB NAME: GOLF LINKS AUTOMOTIVE
JOB ADDRESS: 7970 E GOLF LINKS RD
CITY: TUCSON
SUITE: N/A
ZIP: 85730

VARIANCE COPY

COPYRIGHT BY ADDISIGNS, INC. SOLE PROPERTY OF ADDISIGNS. IT IS NOT TO BE REPRODUCED, COPIED, PHOTOGRAPHED, EXHIBITED OR USED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN APPROVAL OF ADDISIGNS, INC.

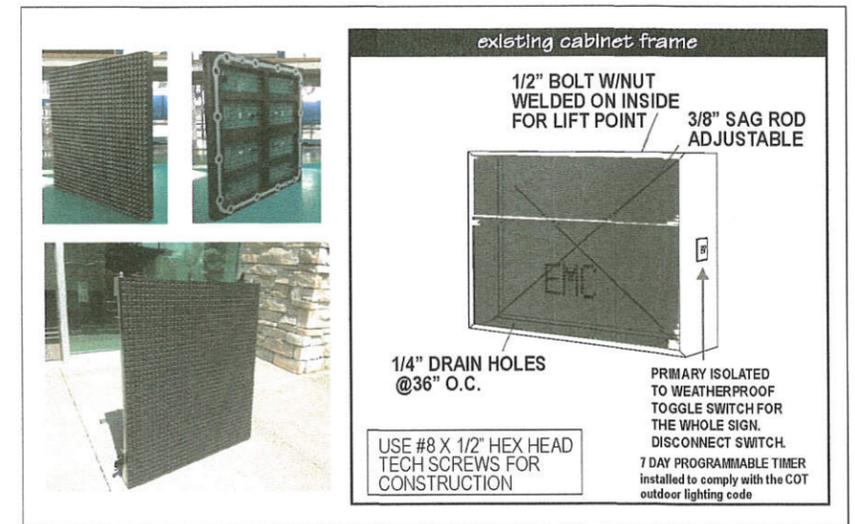
ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

VAR BA set 11/17

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

PERMIT

SCALE 3/8"=1'-0"



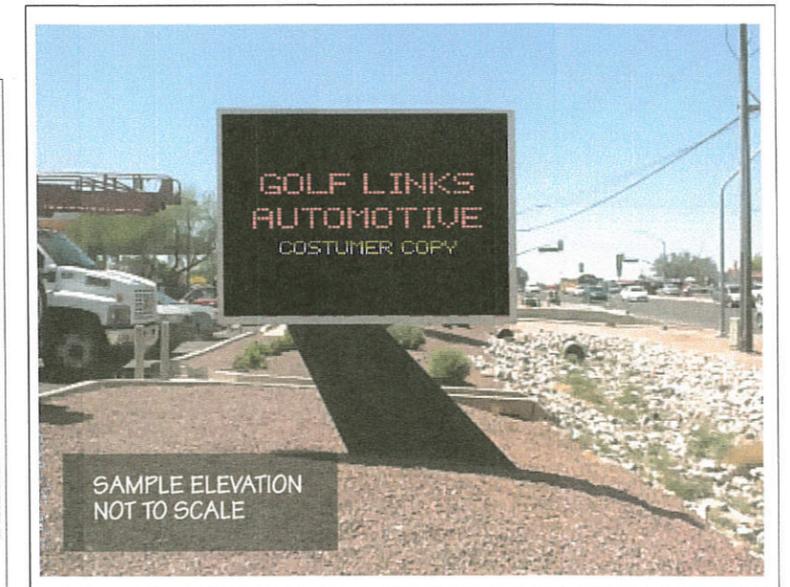
REPLACING EXISTING FACES WITH LED FACES. WORK WILL BE DONE ON SITE WITH THE EXISTING CABINET.

16MM FULL COLOR DISPLAY.
 BOARD TO HAVE RADIO REMOTE TO CONTROL THE MESSAGE CENTER.
 NOTE: CUSTOMER TO SUPPLY PRIMARY ELECTRICAL SERVICE TO THE SIGN 2 CIRCUITS FOR THE RUNNING OF THE SIGN.
 PER SIGN CODE 3-53: ELECTRONIC MESSAGE CENTER MAY CHANGE MESSAGE A MAXIMUM OF ONE TIME PER HOUR - AND CHANGE TO OCCUR IN ONE MOVEMENT WITHOUT ANIMATION.
 *LIMIT TO 200 NITS FROM SUNSET TO SUNRISE - OLC 501.5
 *COLOR TEMPERATURE OF SIGN 3800K OR LESS - OLC 501.3.2

CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUIT(S) THAT MEETS CODE REQUIREMENTS TO THE SIGN LOCATION. IF CUSTOMER NEEDS PHOTO CELLS OR TIME CLOCKS PLEASE REQUEST FROM ADDISIGNS THAT THESE ITEMS BE ADDED TO YOUR ORDER.



EXISTING SIGN



SAMPLE ELEVATION NOT TO SCALE

* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND THE BONDING OF THE SIGN AND CURRENT UL STANDARDS.



3808 E. 38TH STREET
 TUCSON, ARIZONA 85713
 520.748.1540
 520.571.9120 Fax

FILE NAME: 12533[VAR]GOLF LINKS AUTOMOTIVE
 JOB NAME: GOLF LINKS AUTOMOTIVE
 JOB ADDRESS: 7970 E GOLF LINKS RD
 CITY: TUCSON
 SUITE: N/A
 ZIP: 85730

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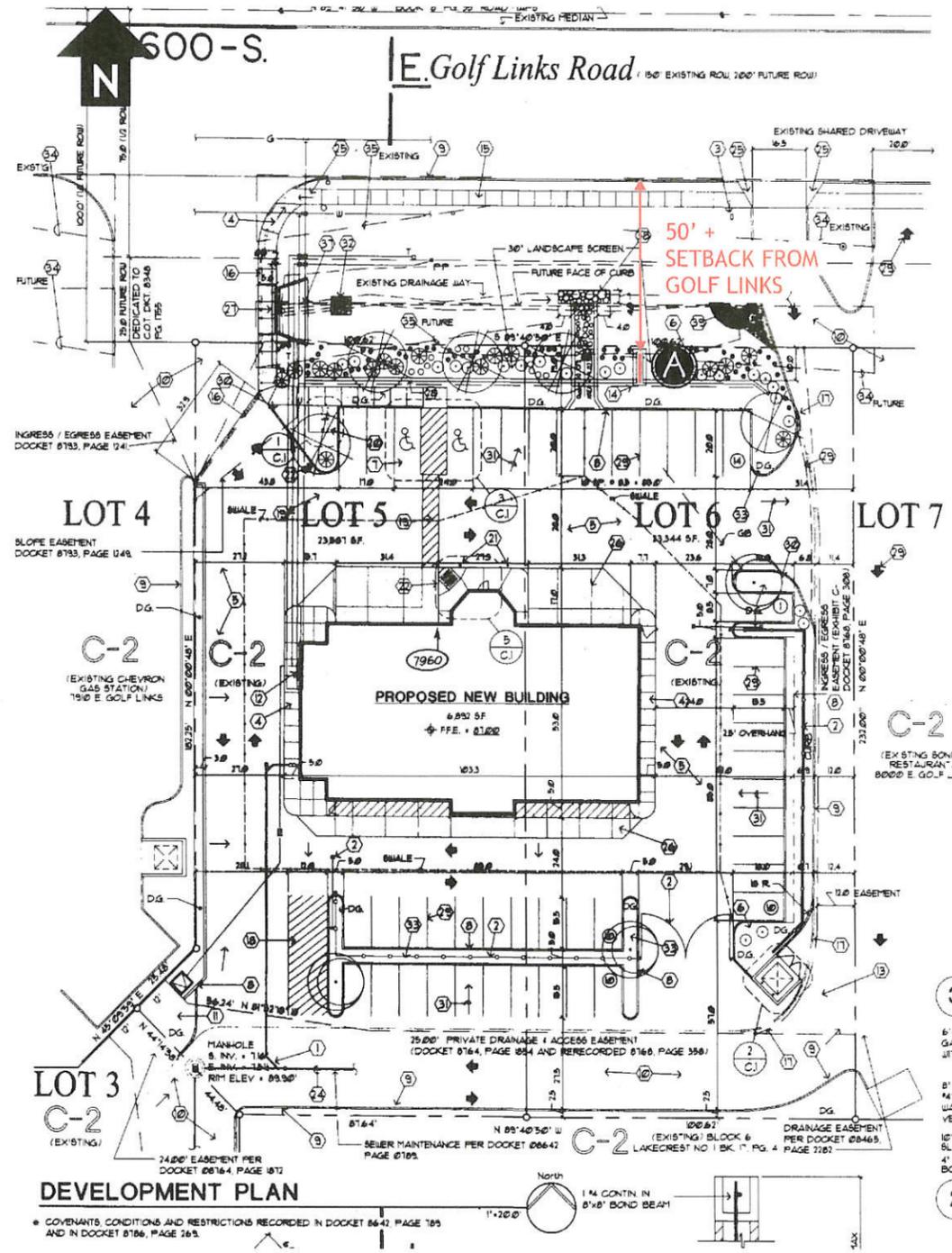
ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

Handwritten notes: JTR BA packet 6/16/17

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
 ** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

SITE PLAN

SCALE 1" = 50'



DEVELOPMENT PLAN

* COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 0642, PAGE 189 AND IN DOCKET 0186, PAGE 263.

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE. ** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.



3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax

FILE NAME: 12533[VAR]GOLF LINKS AUTOMOTIVE
JOB NAME: GOLF LINKS AUTOMOTIVE
JOB ADDRESS: 7970 E GOLF LINKS RD
CITY: TUCSON
SUITE: N/A
ZIP: 85730

VARIANCE COPY

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ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

LWA BA set 6/16/17



P&DS TRANSMITTAL

FROM: Heather Thrall, Lead Planner

PROJECT: Sign Permit: T17OT00614
Site: Golf Links Automotive, 7970 E Golf Links Road
Zone: C-2 Sign Code District: General Business District 3-77
Note: Strip Development / Self-contained premise

TRANSMITTAL: Board of Adjustment referral, 06/12/2017

RE: Proposed replacement sign cabinet (electronic message center) at 50 square feet sign area

Submitted plans show one (1) nonconforming freestanding sign at 50 square feet in sign area on site, along Golf Links Road frontage. The existing sign cabinet is nonconforming for size. The proposal is to replace the static message, illuminated cabinet with a new electronic message center (EMC), also at 50 square feet sign area, and re-use structural support systems as possible. Due to shared ingress/egress with adjacent properties, the property is a "self-contained" premise per Chapter 3, Sign Code, Article VI. Signs Per District, Division 2. Nonresidential Districts, 3-77. General Business District, C.5.b. (permitted signs/freestanding signs). Current code limits a freestanding sign cabinet to a maximum of 32 square feet for a self-contained premise.

As the sign is setback from Golf Links more than 40', per 3-33 B, sign height is taken from lowest point of a finished surface within 20' of sign base. An inspection 6/12/17 noted sign height at 9'2" as taken from the parking lot surface just south of the sign structure (top of Golf Links street curb is 3 foot lower). Should a variance be granted, the new sign cabinet may not exceed 10' height, as measured from the parking lot surface directly south of the sign.

This communication serves to refer one signage aspect to the Board of Adjustment for review.

The following are relative to an application for a sign area variance of Section 3-77, General Business District, via Article XI of Chapter 3, Sign Code.

- A) Per Sign Code Chapter 3-77.C.5.b: Exceed the maximum sign area of a freestanding sign cabinet at a self-contained premises; increasing from 32 square feet to 50 square feet total sign cabinet area.

Book-Map-Parcel: 136-15-386A [Oblique Image](#) Tax Year: 2018 Tax Area: [0150](#)

Property Address:

Street No	Street Direction	Street Name	Location
7970	E	GOLF LINKS RD	Tucson

Taxpayer Information:

ALJO ENTERPRISES INC
6251 S TUCSON BLVD
TUCSON AZ

Property Description:

GOLF LINKS AND PANTANO BUSINESS PARK LOTS 5 & 6

85706- 5811

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	COMMERCIAL (1)	18.0	\$234,655	\$321,979	\$556,634	\$556,634	\$100,194
2018	COMMERCIAL (1)	18.0	\$234,655	\$321,979	\$556,634	\$556,634	\$100,194

Property Information:

Section: 28
Town: 14.0
Range: 15.0E
Map & Plat: 42/74
Block:
Tract:
Rule B District: 8
Land Measure: 46931.00F
Group Code:
Census Tract: 4012
[Use Code:](#) 1770 (AUTO REPAIR GARAGE AUTOS/LIGHT TRUCKS)
File Id: 1
Date of Last Change: 12/7/2016

Commercial Characteristics:

Property Appraiser: Donald Burton Phone: 520-724-7426

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	7,046	\$333,027		\$0
				\$321,979

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1998	178/3	0000000	7,046	\$344,312	\$262,572	AUTOMOTIVE REPAIR
002-001	1998	290/3	0000000	0	\$130,473	\$70,455	PARKING LOT

Valuation Area:

Condo Market: 80
DOR Market: 8
MFR Neighborhood: EAST_SOUTHEAST
SFR Neighborhood: 05003001
SFR District: 15

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20163051007	1	09/2016	Commercial/Industrial	\$825,000	\$825,000	N	X DLM

Supervisor District:

(4) RAY CARROLL

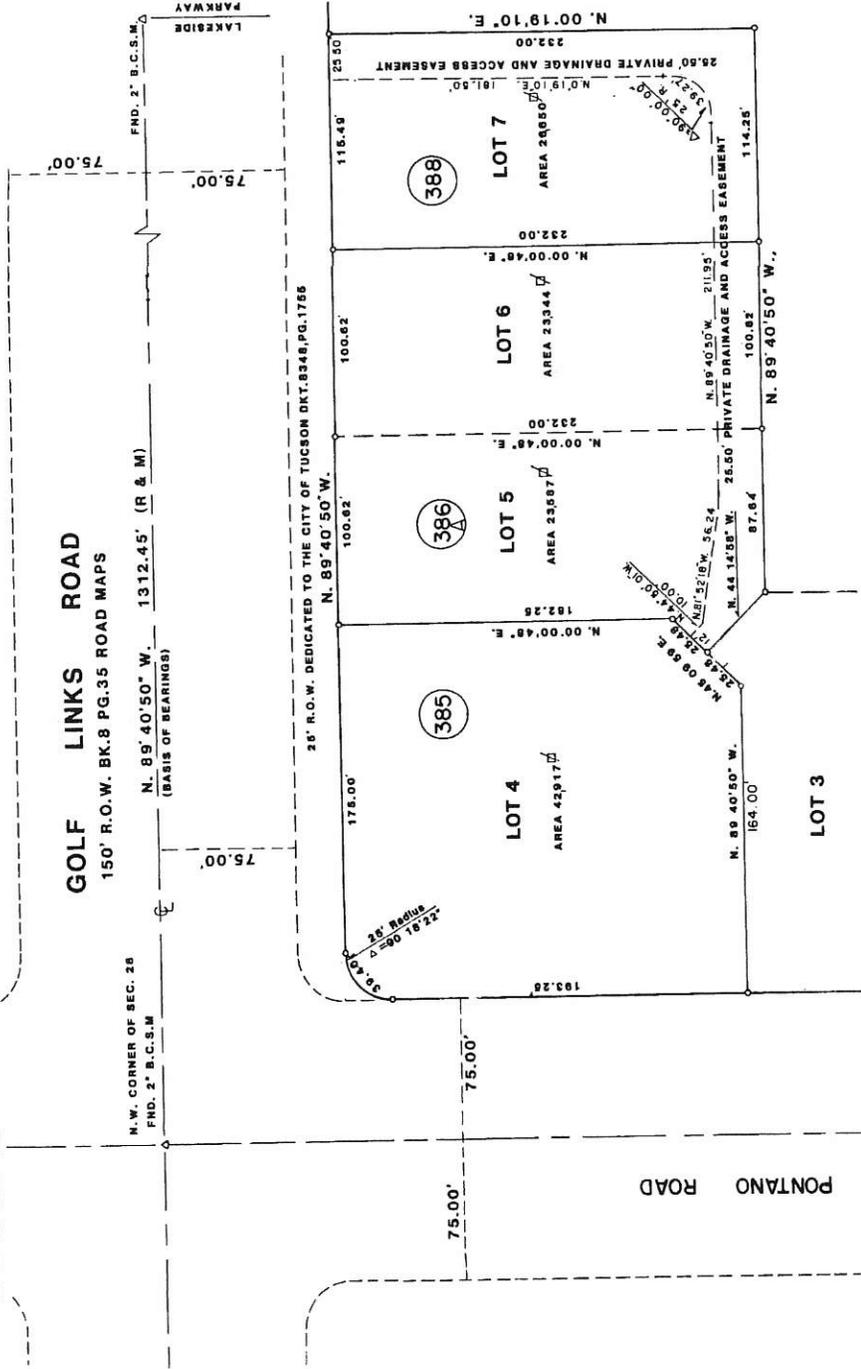
Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20163051007	0	0	10/31/2016	WARRANTY DEED
97188131	10672	2237	11/14/1997	

ASSESSOR'S RECORD MAP

136-15

GOLF LINKS AND PANTANO BUSINESS PARK LOTS 1-7 DETAIL 2



SEE DETAIL 1



1998-1

SEE BOOK 42 PAGE 74 M&P

SEE BOOK 6 PAGE 77 R.S.

SEC. 28, T. 14S., R. 15E.

(488 (3))



6-13-2017

We are inviting you to stop in to Golf Links Automotive at 7970 E. Golf Links Road to talk about the sign variance. The meeting will be on Friday June 23rd at 4:30pm. . (Main Entrance).

The variance request: Exceed the maximum sign area of a freestanding sign cabinet at a self-contained premises; increasing from 32 square feet to 50 square feet.

The variance application to the Board of Adjustment will be submitted to the City Staff for processing and the City of Tucson will send an official notice with the date, time and place of the Board of Adjustment public hearing.

If you have any questions or if you are not able to attend the meeting feel free to give us a call.

Thank you,

Mike Addis
Addisigns, Inc.
3808 E. 38th St.
Tucson, AZ 85713

Time Stamp _____

**BOARD OF ADJUSTMENT
LABELS
City of Tucson**

I Ashley Jason Lee (Full name),
Addisigns (business name),
3808 E. 38th St. (business address),

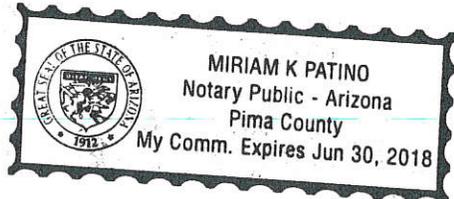
do hereby swear or affirm that on 6/13/17 (date), I personally
mailed the Board of Adjustment labels for the Golf Links Auto (variance name)
on subject property located at 7970 E. Golf Links (address/location).

Ashley Lee (signature)
6/13/17 (date)

STATE OF ARIZONA } ss.
COUNTY OF PIMA }
This instrument was acknowledged before me this 13 day of
June 20 17, by Ashley Jason Lee
I, Miriam K Patino herewith set my hand and official seal.
Miriam K Patino NOTARY PUBLIC

Notary:

Attachments:
labels that were sent out



Heather Thrall - Re: Golf links auto variance meeting (meeting sign in sheet for 6/23/17 attached, emailed summary completed) C10-17-15

From: Heather Thrall
To: Mike Addis
Date: 06/23/2017 5:44 PM
Subject: Re: Golf links auto variance meeting (meeting sign in sheet for 6/23/17 attached, emailed summary completed) C10-17-15
Cc: AJ; Heather Thrall; Susan Montes; Mark Castro; Russlyn Wells

Thank you for that clarification, Mike. Noted for the record, sir.

Heather Thrall, Lead Planner
Signs Division
Planning & Development Services
City of Tucson
[520-837-4975](tel:520-837-4975) (sign code & permit info)
[520-837-4980](tel:520-837-4980) (sign regulation billing info)
<http://pdsd.tucsonaz.gov/pdsd/sign-permits>

>>> Mike Addis <Mike@addisigns.com> 06/23/2017 5:35 PM >>>

Yes they looked at the drawings and they looked at the sign design. They were more concerned about the business not been seen from the road that they were about the actual sign. That's why they were in favor of the electronic board as they called it.

Thank you,

Mike Addis
Addisigns inc
[520-730-8815](tel:520-730-8815)

> On Jun 23, 2017, at 5:11 PM, Heather Thrall <Heather.Thrall@tucsonaz.gov> wrote:

>

> RE: sign variance - meeting sign in sheet and summary (attached)

> Case: C10-17-15

> Site: Golf Links Automotive, 7970 E Golf Links Road

>

> Thank you, Mike. I received your meeting sign in sheet just fine via photo. I see that people dated it today, 6/23/17, as discussed with staff. The time from your email also corresponds with your mailed letter, thank you.

>

> Your email can serve fine as your meeting summary, just can you please clarify kindly for us for the record - your team did discuss the specific request to increase the freestanding sign size to 50 square feet (the variance), and propose to include an electronic message center (they saw the drawings, I assume?)?

>

> Thank you -

>

> Heather Thrall, Lead Planner

> Signs Division

> Planning & Development Services

> City of Tucson

> [520-837-4975](tel:520-837-4975) (sign code & permit info)

> [520-837-4980](tel:520-837-4980) (sign regulation billing info)
> <http://pdsd.tucsonaz.gov/pdsd/sign-permits>

>

>>>> Mike Addis <Mike@addisigns.com> 06/23/2017 4:55 PM >>>

> Heather, here is the sign in sheet for Golf links auto. Three individuals showed up we talked about the sign and the basic comment was they think it's a great idea.

>

> They signed the sheet and said this location could use the identification for the individuals that drive-by it's hard to see because it's up on the hill behind the trees.

>

> That's roughly all the comments that were

> <image1.JPG>

>

>

> If you need anything else please let me know.

>

> Thank you,

>

> Mike Addis

> Addisigns inc

> [520-730-8815](tel:520-730-8815)

06/29/17
Time stamp 12:56pm

30 JUN 2017 AM 9:58

AFFIDAVIT

Public Notice Posting

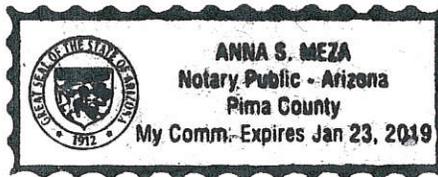
City of Tucson

I Ashley Jason Lee (full name),
Addisigns (business name),
3808 E. 38th St. (business address),

Do hereby swear or affirm that on 6/29 (date), I personally
Installed/supervised the installation of one(1) (number) of public notice
posters per City of Tucson requirements for case C10-17-15 (case number)
on the subject property located at 7970 E. Golf Links Rd. (address/location).

Ashley Lee (signature of declarant)
6-29-17 (date)

Notary: Anna S. Meza



Attachments:
Posting location map
Photograph of sign(s)

POSTING NOTICE - GOLF LINKS AUTOMOTIVE

SCALE 1 1/2"=1'-0"

24"

31"

NOTICE
BOARD OF ADJUSTMENT
PUBLIC HEARING
TO CONSIDER A
SIGN CODE VARIANCE
C10 -17-15
GOLF LINKS AUTOMOTIVE / ADDISIGNS / 7970 EAST
GOLF LINKS ROAD, C-2

The applicant proposes to renovate a monument sign structure to increase the cabinet size from 32 to 50 square feet with installation of an electronic message display. The applicant is requesting a variance to exceed 32 square feet maximum sign area of a freestanding sign for a self-contained premises in the General Business District, as shown on submitted plans.

PUBLIC COMMENT PERIOD
 Ends July 26, 2017
 Written comments may be submitted to PDSB as noted below.
 DATE and TIME OF HEARING
 July 26, 2017 at or after 1:30 PM
 LOCATION
 Mayor and Council Chambers
 First Floor, City Hall
 255 West Alameda Street, Tucson, Arizona
 APPLICANT
 Addisigns
 3808 E 38th Street
 Tucson, Arizona 85713
 FOR INFORMATION CONTACT
 PLANNING & DEVELOPMENT SERVICES DEPARTMENT (PDSB)
 PO BOX 27210
 TUCSON AZ 85726-7210
 (520) 791-5550
 DSD_Zoning_Administration@tucsonaz.gov

FABRICATE AND INSTALL ONE(1) POST SIGNS.

PRINTED ON CALENDERED VINYL APPLIED TO COROPLAST. NO LAMINATE.

GIVE TO AJ TO INSTALL.



* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CAL. GUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.



**3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax**

**[VAR]GOLF LINKS AUTOMOTIVE[posting notice]
WO - #12533**

POSTING NOTICE

This is an original unpublished drawing created by Addisigns Inc. It is submitted for your personal use in connection with a proposed project being planned for you by Addisigns Inc. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without the expressed written approval of Addisigns Inc.

ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

STAFF REPORT

DATE: July 26, 2017

TO: Board of Adjustment

FROM: Zoning Administration
Planning & Development
Services Department

ACTIVITY NO. T17SA00256

C10-17-15 GOLF LINKS AUTOMOTIVE / ADDISIGNS / 7970 EAST GOLF LINKS ROAD, C-2

The applicant's property is an automotive garage on a .92 acre site near the southeast corner of Golf Links and Pantano Roads, zoned C-2. The applicable sign district for the site is the General Business District, under which the development meets the definition of a self-contained premises due to shared access with adjacent property. As shown on submitted plans, the proposal consists of renovating a nonconforming, freestanding, static display monument sign at 50 square feet sign area, to allow for a new electronic message center display, also at 50 square feet sign area.

THE APPLICANT'S REQUEST TO THE BOARD

The applicant is requesting the following variance:

1. Per Sign Code Chapter 3-77.C.5.b: Exceed the maximum sign area of a freestanding sign cabinet at a self-contained premises; increasing from 32 square feet to 50 square feet total sign cabinet area.

APPLICABLE TUCSON SIGN CODE SECTIONS

Chapter 3 Sign Code sections applicable to this proposal include, but are not limited to, Article XI and Article VI. Signs By District, Division 2 Nonresidential Districts, Section 3-77 General Business District, C. Permitted Signs, 5. Freestanding signs, all types. b. Strip Development.

GENERAL DEVELOPMENT INFORMATION

Zoning and Land Use

SITE: ZONED C-2; (automotive service)

North: Zoned C-1; (retail and a vacant, platted residential subdivision across Golf Links Road)

South: Zoned C-2; (residential subdivision)

East: Zoned C-2; (restaurant)

West: Zoned C-2; (retail/fuel station)

RELATED PLAN REVIEWS

Engineering

The Engineering Section of Planning and Development Services Department has no objection/adverse comments.

Fire Department

No objection/adverse comments.

Transportation Department

No objection/adverse comments.

RELATED CASES

Sign permit application T17OT00614 was reviewed for this proposal.

BOARD OF ADJUSTMENT FINDINGS

Article XI, Chapter 3 Sign Code, Sec. 3-122. Findings required in granting variances.

The board of adjustment may grant a variance only if it finds:

A. 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;

B. That the variance will not result in a special privilege to one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances;

C. That the requested 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;

D. That the need for a variance is not the result of special circumstances or conditions that were self-imposed or created by the owner or one in possession of the property;

E. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the sign code provisions in question; and

F. That because of 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 reasonably be signed in conformity with the provisions of this sign code.

SIGN CODE ADMINISTRATION CONSIDERATIONS

Golf Links Automotive was built in 1998. The site consists of a single story building, setback 120' from Golf Links Road. The location is bordered to the north by Golf Links Road, and by private properties to the east, south and west. The property is zoned C-2 commercial, subject to the General Business District of the Sign Code. The site is not a "stand alone premises", but a "self-contained premises" per the General Business District due to shared vehicular access with adjacent property. The sign area allowance in this sign district is three square feet of sign area per each linear foot of street development frontage. The site has 200' of frontage along Golf Links Road.

The establishment has a total displayed sign area of 56 square feet: an awning sign at 6 square feet and a freestanding monument sign permitted at 50 square feet in July of 1998. Per current code, the maximum size of a freestanding sign for a self-contained premises is 32 square feet. Thus, the freestanding sign cabinet is nonconforming for sign area. It is a static message display with a height of 9'2", as taken from the parking lot surface south of the sign (at the business). Golf Links Road top of street curb is 3 feet lower than the grade of the parking lot.

Discussion

The focus of the request, as shown on submitted plans, is to allow renovation of the nonconforming freestanding sign to install an electronic message center and maintain the current sign area of 50 square feet. Per Sign Code Section 3-96.C., except for reasonable repairs, alteration of a nonconforming sign is prohibited unless the sign is brought into conformance with current code. The applicant is unable to alter the static message, nonconforming sign to an electronic message center at the existing sign size, as it is not a reasonable repair and would not bring the sign into conformance with the allowed sign area. The applicant seeks a variance to allow a new monument sign cabinet at 50 square feet sign area for a self-contained premise in the General Business District. The sign support structure would be retained, with installation of a new sign cabinet.

Given physical circumstances of the site, with significant setbacks from the roadway of both the building (120 feet) and the sign (50 plus feet), the variance request to maintain a 50 square foot freestanding sign is not objectionable. Of further considerations is that the freestanding sign has existed at 50 square feet in size for nearly 20 years and is nonconforming due to current code requirements, not site changes. The proposal to renovate the sign to an electronic message center, as shown on the submitted plans, is not contrasting, given the business area, arterial roadway, and 200 foot distance of the sign away from future residential property lines across Golf Links Road. Further, electronic message center signage must abide by the Outdoor Lighting Code, including dimming during curfew times after sunset (until sunrise). Per Outdoor Lighting Code Section 501.6, the sign curfew for this location is when business activities cease at the end of the day, or 12:00 a.m.; the later time applies.

NEIGHBORHOOD CONTACT (BY APPLICANT)

See the neighborhood notification dated June 13, 2017 and meeting summary dated June 23, 2017.

PLANNING & DEVELOPMENT SERVICES RECOMMENDATION

Staff has no objection to the variance request to (maintain) a 50 square foot sign area for a freestanding sign at this property. Should the Board grant the variance request as presented in the application and as shown on the submitted plans, PDSD Staff requests the following conditions of approval:

- 1) The new freestanding sign cabinet area shall not exceed 50 square feet.
- 2) The height of the renovated sign, from top of cabinet, shall not exceed 10 feet, as measured from the parking lot surface just south of the sign.
- 3) The new freestanding sign cabinet shall contain the only electronic message center sign on the premises.
- 4) The freestanding sign must be renovated in the approximate present location.
- 5) Any future signage on the south side of the site, directly adjacent to a residential neighborhood, shall: not be illuminated, each be less than 6 square feet in area, is limited to wayfinding purposes, and may be a maximum of 7 feet in height if building mounted or a maximum of 3 feet in height if detached.

It is the opinion of staff that the variance, if granted, will not result in a special privilege to one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances.

Heather Thrall, Lead Planner
for
Russlyn Wells, Acting Zoning Administrator
RW:ht:s/zoning administration/ba/1715