

Total Variance cases heard by the Sign Code Advisory & Appeals Board by year

Year	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	mid-2016
Cases	34	20	20	24	24	27	38	20	22	22	11	14	7	6	4	8	4	3

Variance cases heard by the Sign Code Advisory & Appeals Board between 2008 and mid-2016

Case No.	Number of Variances	Description	Decision
S-08-01	2	The applicant was requesting a variance to: 1) exceed the allowed height of a "monument type sign" (by 16 ft.), and 2) allow the sign to be placed closer to the curbs of both streets than 20-feet.	The Board granted the partial variance to allow a sign to be placed on the existing steel support with a maximum height of 20-ft. to the top of the sign, with the condition that the sign is off-set on the pole as was shown on the submitted plan. The Board feels that there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-02	3	The applicant was requesting the following variances: 1) exceed the number of freestanding signs allowed on 22nd Street (by 1) and Kolb Road (by 1) (This request would not increase the number of freestanding currently located on the property), 2) allow four existing nonconforming freestanding signs to be relocated on the property without reducing the height or sign area by the required percentage, and 3) allow the relocated nonconforming freestanding signs to be placed closer to the curb of the street than 30-feet.	The Board granted the variances to exceed the number of freestanding signs allowed on 22nd Street (by 1), exceed the number of freestanding signs allowed on Kolb Road (by 1) and allow the four nonconforming freestanding sign to be relocated with the above stated conditions. The Board feels that there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-03	1	The applicant is requesting a variance to exceed the allowed height of a Menu Board to allow grade to be measured at the base grade of the sign.	The Board grants this variance because the differences in the grade are due to the contour of the property. The board felt the requested variance will not result in a special privilege to the property and would be appropriate for any property owner facing similar circumstances. The variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-04	1	The applicant is requesting a variance to allow a freestanding sign to be placed on its separately owned property that does not meet the on-site parking requirements. The applicant's property is required to have twenty-eight on-site parking spaces, but has only provided twenty-six. The other two required parking spaces are shared with the adjacent "Burger King" premises. The applicant is proposing to install one (1) 31.14 square foot freestanding sign on their property.	The Board grants this variance based on the fact that this premise only needs two more parking spaces to qualify for its own freestanding sign – required to have 28 parking spaces they have provided 26 and that the existing tenant directory signs only provided for two tenants. The Board feels that this variance would not result in a special privilege to one property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances, and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-05	1	The applicant is requesting a variance to exceed the allowed height of a freeway sign by approximately 23 feet.	The Board grants the requested height variance to allow the sign to be 48-feet measured from the base grade of the sign for the freeway sign due to the special circumstances being applicable to the property, mainly the 23-foot drop in the freeway below 6th Avenue and the height of the matured surrounding trees such that the property could not otherwise be signed in conformity with the code. The Board feels that this variance would not result in a special privilege to one property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances, and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-06	1	On property located at 10355 E. 29th Street, SR Zoning, Single Family Residential District, the applicant is requesting a variance to exceed the allowable sign area of 20 square feet per street frontage, to allow one (1) 13.4 square foot "cross" to be placed on the west elevation of the building.	The Board grants this variance based upon the size of the property, the setback of the building and chimney from the street, and special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additional, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.

S-08-07	3	On property located at 9225 E. Tanque Verde Road., R-3 zoning, Scenic Corridor Zone (SCZ) District, the applicant is requesting the following variances: 1) allow one freestanding sign to be placed inside of the required 30-foot landscape, 2) exceed the maximum allowance of 20 square feet of sign area (by 20 sq. ft.), and 3) exceed the height allowed for traffic directional signs (by 1.5 ft.).	The Board grants the requested variances based on the irregular shape of the property, the size of the complex, the setback of the buildings and property line from the street, and that the parking area access line is behind the 30-foot landscape buffer. The Board feels that there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property and is not the result of a self-imposed condition. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-08	2	The applicant is requesting a variance to: 1) to exceed the number of signs allowed per street frontage (by 8), and 2) exceed the allowed sign area of a sign	The Board continued this variance request over to the June 11, 2008 meeting at the request of the applicant.
S-08-09	1	The applicant is requesting a variance to exceed the allowed sign area of a 32 square foot "self-contained premises" sign by (11-sq. ft). The applicant is proposing to move the existing 43 square foot freestanding sign located at their	The Board denied the requested variance. The required number of Board members did not find that there are special circumstances or conditions to the property that prevent it from being signed in compliance with the current sign code.
S-08-10	1	The applicant is requesting a variance allow the existing 96-square foot, 25-foot high nonconforming freestanding occupant directory sign on Golf Links Road to be relocated on the property without reducing the height or sign area by the required percentage.	The Board partially grants this variance because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-11	1	The applicant is requesting a variance to exceed the allowable sign area of 20 square feet per street frontage, to allow approximately 170 square feet of sign area to be placed on the church campus.	The Board grants this variance based on the size of the property, the number of buildings located on the site, and that most of the signage is located back from the street. The requested sign area would help to facilitate the public's use of the church property. The Board feels that this variance will not result in a special privilege to the property, and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-12	2	The applicant is requesting a new variance to increase the sign area allowed for a single tenant that occupies more than one unit space as follows: to allow tenants on Lot 4 that occupy two (2) unit spaces to have a total sign area of 50-square feet and tenants that occupy three (3) or more unit spaces to have 65-square feet of sign area. (The sign area requested will include wall, freestanding, window, & door signs) and to allow tenants on Lot 3 that occupy two (2) unit spaces to have a total sign area of 40-square feet and tenants that occupy three (3) or more unit spaces to have 70-square feet of sign area. (The sign area requested will include wall, freestanding, window, or door signs).	The Board grants this variance because the requested variance would result in less sign area on lot 3 & 4 than what was granted in case # S-05-32R. Based upon the size of the development, the limited amount of street frontage on lots (3 & 4), the number of tenant spaces, the applicant being specific as the allocation of the sign area per tenant, and the setbacks of the buildings from the streets. The Board feels the requested variance will not result in a special privilege to the property and would be appropriate for any property owner facing similar circumstances. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-08-13	2	The applicant is requesting the following variances; 1) to exceed the number of signs allowed per street frontage, 2) exceed the allow sign area of a (projecting) sign (by 8 sq. ft.), 3) exceed the height of a "projecting sign" (by 6 ft.).	The Board grants this variance because they felt there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.

S-08-14	9	The applicant is requesting the following variances: 1) allow four (4) freestanding tenant directory signs and three (3) real estate project identity entrance sign to be placed in front of the required 30-foot landscaped buffer along Houghton Road, 2) exceed the number of freestanding signs allowed along Houghton Road (by 3) and Old Vail Road (by 3), 3) exceed the maximum sign area of 0.75 square feet per foot of street frontage for the development, 4) exceed the maximum area of 0.75 square feet per foot of tenant frontage for tenants in the development, 5) allow tenants that have enough frontage to exceed the maximum allowance of 100 square feet of total sign area, 6) exceed the allowed area of one (1) real estate project identity entrance sign (by 98 sq. ft.), 7) allow four (4) real estate project identity entrance signs to be double-faced, 8) exceed the area allowed for traffic directional signs (by 6 sq. ft.), 9) exceed the allowed height of a traffic directional sign (by 2 ft.), and 10) allow traffic directional signs to be placed closer to the curbs than 20-ft.	The Board continued this variance to the September Public Hearing at the request of the applicant.
S-08-15	1	The applicant is requesting a variance to allow a freestanding sign to be placed inside of the required 30-foot landscaped buffer along 1st Avenue.	The Board denied the requested variance. The required number of Board members did not find that there are special circumstances or conditions to the property that prevent it from being signed in compliance with the current sign code.
S-08-16	2	The applicant is requesting a variance to: 1) to exceed the number of signs allowed per street frontage (by 9), and 2) exceed the number of freestanding signs allowed per premises (by 9).	The Board granted the variance as requested. Based upon the size of the property, the number of buildings and structures located on the site, the one-way vehicle parking access lanes, and that most of the signs are located back from the street, the Board would support this variance. The requested signs would help to facilitate the public's use of the property. Staff feels that the variance if granted will not result in a special privilege to the property, and will not materially affect the health, safety, and welfare of the neighborhood
S-08-17	2	The applicant is requesting a variance to: 1) to exceed the number of signs allowed per street frontage (by 2), and 2) exceed the allowed sign area of a sign (for one wall sign - by 10.62 sq. ft.).	The Board voted 3-2 to approve the requested variance but Section 3-124 of the Sign Code states that a concurring vote of four members of the Board shall be necessary to decide and appeal of an interpretation or decide an application for a variance from the provisions of this Sign Code.
S-08-19	1	The applicant proposes to increase the height of the existing free-standing monument sign from ten (10) feet to twelve (12) feet, as measured from grade at the base of the sign to the top of the sign cabinet. The applicant's request is to exceed the allowed maximum limitation of ten (10) feet in height for a free-standing monument sign, per Section 3-60A.3. Should a variance be granted, it would allow the existing monument sign to exceed the maximum height allowed by two (2) feet.	The Board grants this variance so the sign cabinet would be fully visible to west bound traffic on Broadway and yet not function as a pole sign. In addition, the request would not materially affect the health, safety, and welfare of the neighborhood. The special circumstance of the property stems from the site having a grade and screening issue, that when resolved to meet code, adversely affected the full view of the existing sign.
S-08-20	2	The applicant's request is to: A) exceed the maximum allowed number of free-standing signs on a site within the historic district, as described in Section 3-80.H.4.a. Should a variance be granted, it would allow the premises to have two (2) free standing signs. B) reduce the minimum required height of a continuous base for a Low Profile sign by one (1) foot, as described in Section 3-60.B.5. This variance request would be applicable to both proposed signs. Should a variance be granted, it would allow both proposed Low Profile signs to have a one (1) foot tall base.	The Board grants this variance due to the fact that it would not result in a special privilege to the premises, as traffic going in either direction will be able to see only one low profile sign in each direction. The proposed signs are actually under the minimum height requirement, which would result less intrusive sign heights than the code required. This request would not materially affect the health, safety, and welfare of the neighborhood. Further, the special circumstance of the property stems from the site having a large boundary of a full platted city block, bounded by street intersections, making it difficult for only one sign to direct would be visitors from all traffic angles to the site.

S-08-22	10	Chapter 3, Article V, Sign Types & Regulations, 3-65, Real Estate Sign requirements. Applicant requests a variance to exceed the maximum of one (1) sign face per Real Estate Project Identity Entrance Sign, by allowing two (2) faces per sign. Chapter 3, Article V, Sign Types & Regulations, 3-68, Traffic Directional Sign requirements. The applicant requests variances erect Traffic Directional Signs on interior streets at five (5) feet in height, greater than the maximum permitted height of three (3) feet. Another variance is sought to construct these signs at an area of twelve (12) square feet per face, over the six (6) square feet maximum area allowed per face. Chapter 3, Article IV, General Requirements, 3-36, Setback requirements. Variance is requested to allow Traffic Directional Signs on interior streets at a lesser setback than the minimum of twenty (20) feet listed per code. The exact setbacks of these eighteen (18) proposed signs would be indicated during the permitting process, as they would depend upon their immediate surrounding topography, vegetation and adjacent street design.	The Board grants this variance because there are special circumstances applicable to the property including the slopes of the site, the large acreage of the property, and the significant setbacks required for many buildings due to the natural gas line bisecting the site, which prevent compliance with the City Sign Code. The variance will not result in a special privilege to the premises, as their comprehensive sign package will regulate signage in relation with the large size of the site and in scale with tenant building frontages, effectively making the signage visible from a greater distance but not in a greater amount than other shopping centers on the same route. The variances requested would not materially affect the health, safety and welfare of the neighborhood.
S-09-01	3	The owner proposes to: A) Construct a second Freestanding sign for the development along River Road Scenic Corridor frontage. B) Erect the proposed Freestanding sign within the 30' wide Scenic Corridor Buffer along River Road. C) Construct the sign cabinet at an area of twenty-nine (29) square feet.	The Board granted this variance due to the layout of the center, the curve in the road, and the setback of Zona 78 The Board feels that this variance would not result in a special privilege to one property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances. Additionally, the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-09-02	3	The applicant seeks a variance to construct one (1) more Freestanding sign than the SCZ allows per development along River Road frontage of the site. The applicant seeks to exceed the maximum of 20 square feet sign area for a Free-standing sign advertising five or fewer tenants in a development, for both of the proposed signs. A variance is also requested to place the two proposed freestanding signs in the SCZ buffer along River Road.	The Board approved this variance because of the particular history of this property and that the property was annexed from Pima County. The Board feels this variance with the conditions granted is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-09-03	1	The applicant seeks a variance to exceed the maximum sign area of twenty (20) square feet of total sign area per street frontage.	The Board grants this variance with conditions because there are special circumstances applicable to the property including its long frontage on 22nd Street, the setback of the building, and the difficulty seeing the entrance, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-09-04	1	A variance is requested to place one proposed freestanding sign in the SCZ buffer along River Road.	The Board grants this variance with conditions because there are special circumstances applicable to the property including its long frontage on 22nd Street, the setback of the building, and the difficulty seeing the entrance, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-09-05	3	The applicant seeks a variance to: construct three wall signs for the development and exceed the allowed sign area by 38 square feet; to obtain a special permit for one of the proposed signs to be part of the building as an integrated architectural feature, and to allow letters of that same stated sign to be lighted in a specific repetitive sequence.	The Board grants this variance because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-09-06	2	As proposed, the applicant's request requires the following: A) A variance is required to Chapter 3, Section 3-73, to exceed the maximum allowed sign area of 50 square feet for non-residential uses in the Multifamily District. B) A special permit to allow a sign to be integrated as an architectural feature of a building, per Chapter 3, Section 3-42.	The Board grants this variance with condition because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.

S-09-08	1	The applicant is proposing to install a projecting wall sign on the south building wall of the location, along Congress Street. The sign would be illuminated, have 16 square feet in area, and project a maximum of five feet from the building wall, into the right of way over the public sidewalk. The applicant has further designed the sign to be built at a height of 18' off the ground to the top of the sign.	The Board grants this variance because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
S-09-09	2	As proposed, the applicant's request requires the following variances to the Tucson Sign Code: 1) Section 3-82.B.1, to exceed the maximum allowed sign area of 100 square feet per premise, by 37.50 square feet, for an overall sign area of 135.70 square feet on the site. 2) Section 3-82.E.3.b.2, to exceed the maximum size of 20 square feet per freestanding sign per street front, by 17.50 square feet, on both freestanding signs proposed.	The Board denied this case as presented due to the fact that the variance would result in a special privilege to the property.
S-09-10	1	As proposed, the applicant's request requires the following variance: To Section 3-97.A, to utilize the existing nonconforming pole sign on the site, despite change of occupancy class, without having to remove the sign or try to alter it to come into conformance with the Sign Code.	The Board denied this case as presented due to the fact that the variance would result in a special privilege to the property.
S-09-11	1	As proposed, the applicant's request requires the following: 1) A special permit to allow a sign to be integrated as an architectural feature of a building, per Chapter 3, Section 3-42.	The Board grants this variance with conditions because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.
T10SA00009	1	As proposed, the applicant's request requires a special permit to allow a sign to be integrated as an architectural feature of a building.	The Board granted the requested special permit based on the fact that the canopies and signage are an integrated architectural feature of the building. Additionally, that the variance will not materially affect the health, safety, and welfare of the neighborhood.
T10SA00010	1	As proposed, the applicant's request requires a special permit to allow a sign to be integrated as an architectural feature of a building.	The Board granted the requested special permit based on the fact that the canopies and signage are an integrated architectural feature of the building. Additionally, that the variance will not materially affect the health, safety, and welfare of the neighborhood.
T10SA00053	1	Applicant seeks to exceed maximum allowed sign area ratio of 0.75 square feet per linear foot of street frontage	The Board grants this variance because there are special circumstances applicable to the property including visibility and the setback of the site, which prevent compliance with the City Sign Code. The variance will not result in a special privilege to the premises. The variances requested would not materially affect the health, safety and welfare of the neighborhood.
T10SA00122	1	Applicant seeks to exceed maximum allowed sign area ratio of three square feet per linear foot of street frontage.	The Board grants the variances because there are special circumstances applicable to the property. The variances will not result in a special privilege to the premises. The variances requested would not materially affect the health, safety and welfare of the neighborhood. The variances are not the result of special circumstances or conditions that were self-imposed or created by the owner of the property.
T10SA00186	3	The applicant's proposal requires variances to the following: 1) Sec. 3-82.E.3.b.2 To exceed the 40 square foot maximum area for a freestanding sign for 6 or more leasable spaces by 24 square feet. 2) Sec. 3-82.E.3.c To exceed the ten foot maximum height for a freestanding sign by one foot-eleven inches. 3) Sec. 3-82.D To place a freestanding sign within instead of behind the 30 foot landscaped buffer along the scenic route (Houghton Road).	The Board grants the variances because there are special circumstances applicable to the property. The variances will not result in a special privilege to the premises. The variances requested would not materially affect the health, safety and welfare of the neighborhood. The variances are not the result of special circumstances or conditions that were self-imposed or created by the owner of the property.

The applicant's proposal requires variances to the following: 1) Sec. 3-82.B.1 To exceed the maximum total sign area of 0.75 square feet per foot of street frontage and instead use ratio of 1.4 square feet per foot of street frontage. 2) Sec. 3-82.B.1 To exceed the maximum tenant sign area of 0.75 square feet per foot of building frontage and instead use ratio of 1.25 square feet per foot of building frontage for Anchor Tenants, 1.5 square feet per foot of building frontage for Office Tenants, and 2.0 square feet per foot of building frontage for Pad/Retail Tenants. 3) Sec. 3-82.B.1 To eliminate the maximum total sign area of 100 square feet per tenant and instead use the tenant sign area ratios listed above in variance 2. 4) Sec. 3-82.E.3.a To exceed the maximum of one freestanding sign per development and the maximum of one additional freestanding sign on any arterial street frontage of at least 250 feet, a total of two, by four, for a total of six freestanding signs, two on Houghton Road, a scenic route, and four on Golf Links Road, an arterial street. 5) Sec. 3-82.D To place two freestanding signs in front of instead of behind the 30 foot landscaped buffer along the scenic route (Houghton Road) until such time as Houghton Road is fully improved when the signs will be placed within the 30 foot landscape buffer. 6) Sec. 3-82.E.3.b.2 To exceed the 20 square foot maximum area for a freestanding sign for 5 or fewer leasable spaces by 11 square feet (two signs) and exceed the 40 square foot maximum area for a freestanding sign for 6 or more leasable spaces by 10 square feet (four signs). 7) Sec. 3-68.C To exceed the six square feet per face maximum area of a traffic directional sign by three square feet. 8) Section 3-68.D To exceed the three foot maximum height of a traffic direction sign by two feet.

The Board grants the variances because there are special circumstances applicable to the property. The variances will not result in a special privilege to the premises. The variances requested would not materially affect the health, safety and welfare of the neighborhood. The variances are not the result of special circumstances or conditions that were self-imposed or created by the owner of the property.

T10SA00194	1	The applicant's original proposal required variances to exceed the 20 square foot maximum total sign area per street frontage by 25 square feet on 22nd Street, and 47.13 square feet on Palo Verde Boulevard.	The Board grants the variances because there are special circumstances applicable to the property. The variances will not result in a special privilege to the premises. The variances requested would not materially affect the health, safety and welfare of the neighborhood. The variances are not the result of special circumstances or conditions that were self-imposed or created by the owner of the property.
T10SA00237	1	The applicant's proposal requires a variance to the following: Chapter 3, Article VIII. Nonconforming Signs and Change of Use, Section. 3-97. Any nonconforming sign may continue to be utilized as long as the occupancy of the use within the structure remains the same. When a use changes from one occupancy category to another, all signs shall be brought into conformance with the provisions of this chapter	The Board denied this variance because the building has been altered, several neighborhood associations being in opposition of the request, staffs recommendation, and the findings were not met. The variance will result in a special privilege to the premises. The variance is self-imposed or created by the owner of the property.
T10SA00270	1	The applicant's proposal requires a variance to the following: Chapter 3 Article IV General Requirements, Section 3-39 Intersection Corner Sign, and Section 3-60 Freestanding Signs.	The Board granted the requested variance based on the fact 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. Also, the variance is the minimum that will afford relief and is the least modification possible of the Sign Code provisions in question.

T10SA00312	7	<p>As proposed, the applicant's request requires the following variances to the Tucson Sign Code: 1. Sec. 3-82.E.3.b.2 To exceed the 40 square foot maximum area for a freestanding sign for 6 or more leasable spaces by 19 square feet. Maximum 59 square feet. 2. Sec. 3-60.A.2 To exceed the 50 square foot maximum area for a monument sign by 9 square feet. 3. Sec 3-82.A.3.a To exceed the maximum number of freestanding signs per development by two for a total of three freestanding signs. 4. Sec. 3-82.D To place a freestanding sign in the 30 foot landscaped buffer along the scenic routes. 5. Sec. 3-68.C To exceed the size square foot maximum area for a directional sign by six square feet. 6. Sec. 3-68.D To exceed the three foot maximum height for a directional sign by two feet. 7. Sec. 3-82.B.1 To increase the sign area ratio from 0.75 square feet per foot of frontage to 1.5 square feet per foot of frontage, with a maximum of 200 square feet per tenant instead of 100 square feet.</p>	<p>The Board granted the requested variances with the conditions mentioned above due to the fact that there are special circumstances applicable to the property, strict enforcement of the Sign Code would deprive the property of privileges enjoyed by other property in the same district. The Board also felt that the 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.</p>
T10SA00344	2	<p>As proposed, the applicant's request requires the following variances to the Tucson Sign Code: 1) Section 3-82.B To calculate the area of a proposed 720 square foot wall sign separately from all other signs on the site instead as one sum. 2) Section 3-82.B.1 To exceed the 100 square foot per tenant limit by 620 square feet for a proposed 720 square foot wall sign.</p>	<p>The motion to hear the reconsideration failed by a vote of 2-3. Therefore, the request to reconsider this case was denied.</p>
T10SA00373	1	<p>The applicant's proposal requires approval as part of an integrated architectural feature of the building.</p>	<p>The Board granted the requested special permit based on the fact that the signs are an integrated architectural feature of the building. Additionally, the variance will not materially affect the health, safety, and welfare of the neighborhood.</p>
T10SA00408	2	<p>The applicant's proposal requires variances to the following: 1. Chapter 3, Article V Section 3-68.C to exceed the maximum six square feet per face for one traffic directional sign. 2. Chapter 3, Article V Section 3-68.D to exceed the maximum height of three feet for three traffic directional signs.</p>	<p>The Board granted the requested because there are special circumstances applicable to the property, strict enforcement of the 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 one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances. 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 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. The variance is the minimum that will afford relief and is the least modification possible of the Sign Code provisions in question. 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.</p>

T10SA00412	2	The applicant's proposal requires variances to the following: 1. Chapter 3, Article V, Section 3-60.B.5 to allow the base of a low-profile type sign to be less than the two foot minimum required. 2. Chapter 3, Article VI, Section 3-72.B.2 to exceed the one square foot maximum total sign area for a home occupation use.	The Board granted the requested because there are special circumstances applicable to the property, strict enforcement of the 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 one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances. 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 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. The variance is the minimum that will afford relief and is the least modification possible of the Sign Code provisions in question. 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.
T11SA00117	2	The applicant's proposal requires variances to the following: 1. Chapter 3, Article V Sign Types & General Regulations, Section 68.d: exceed the maximum of three (3) feet in height for a traffic directional sign by two (2) feet. The applicant's proposal requires a special permit for the following: 2. Chapter 3, Article IV General Requirements, Section 42: Install a sign on top of a building canopy as an integrated architectural feature.	The Board continued this variance so the applicant could meet with the neighbors that were in opposition of the variance. The Board also asked the applicant to prepare a tighter presentation and come back to the June 15, 2011 Public Hearing with a more specific variance request. The Board granted the requested special permit the way it was presented based on the visual proportion of the fascia relative to the sign.
T11SA00118	3	The applicant's proposal requires variances to the following: 1. Chapter 3, Article IV General Requirements, Section 3-33.A. General: The grade of a sign is the elevation of the outside edge of the street or roadway travel lane nearest to the sign measured perpendicular to the travel lane, except as provided in 3-33.B and 3-33.C. 2. Chapter 3, Article V Sign Types and General Regulations: Section 3-60A.3. Freestanding Signs/Monument Signs: Maximum height: 10' from grade. 3. Chapter 3, Article VI Signs by District, Section 72.B.1: Nonresidential uses: 20 square feet of total sign area per street frontage.	The Board grants this variance 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 one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances. 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. The variance is the minimum variance that will afford relief and is the least modification possible of the Sign Code provisions in question.
T11SA00119	1	The applicant's proposal requires variances to the following: 1. Chapter 3, Article VI Signs by District, Section 72.B.1: Nonresidential uses: 20 square feet of total sign area per street frontage.	The Board continued the requested variance to such time as the applicant has provided sufficient materials to hear the case.
T11SA00229	2	The applicant's proposal requires approval of the following: 1. A variance to Chapter 3, Article VI Signs by District, Section 3-72.B.1: to exceed the maximum of 20 square feet of total sign area per street frontage for non-residential uses. 2. Approval of a special permit per Chapter 3, Article IV General Requirements, Sec. 3-42, for signs as part of integrated architectural features of the building.	The Board granted the requested variance and special permit for the integrated architectural features based on the fact that there are special circumstances applicable to the property, strict enforcement of this Sign Code would deprive the property of privileges enjoyed by other properties in the same district. 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. 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. The need for the 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. The variance is the minimum variance that will afford relief and is the least modification possible of the Sign Code provisions in question. The property cannot reasonably be signed in conformity with the provisions of this Sign Code.

T11SA00274	2	<p>The applicant's proposal requires variances to the following: 1. Chapter 3, Article VI, Section 3-81.D.7.b to exceed the 20 square foot maximum by 66.5 square feet. 2. Chapter 3, Article VI, Section 3-81.D.7.c to exceed the 12 foot height limit by 33.2 feet.</p>	<p>The Board grants this variance because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. 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. The requested variance will not materially and adversely affect the health and safety of the 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 the result of special circumstances or conditions that were self-imposed or created by the owner or one in possession of the property. The variance is the minimum to afford relief and is the least modification possible of the Sign Code provisions in question.</p>
T11SA00345	1	<p>The applicant's proposal requires a variance to the following: 1. Chapter 3, Article VI Signs by District, Section 3-82.E.3.A. to install a freestanding sign on a local street.</p>	<p>The Board grants this variance with conditions because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. 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. The requested variance will not materially and adversely affect the health and safety of the 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 the result of special circumstances or conditions that were self-imposed or created by the owner or one in possession of the property. The variance is the minimum to afford relief and is the least modification possible of the Sign Code provisions in question.</p>
T11SA00445	2	<p>The applicant's proposal requires a variance to the following: 1. Chapter 3, Article VI, Signs By District, Section 3-73.B.1., to exceed the maximum total sign area of 50 square feet for a residential use. The applicant's proposal requires special permits for the following: 1. Chapter 3, Article IV General Requirements, Sec. 3-42., to install one (1) sign as part of integrated architectural feature of the building.</p>	<p>The Board grants this variance because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. 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. The requested variance will not materially and adversely affect the health and safety of the 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 the result of special circumstances or conditions that were self-imposed or created by the owner or one in possession of the property. The variance is the minimum to afford relief and is the least modification possible of the Sign Code provisions in question.</p>
T12SA00079	3	<p>The applicant's proposal requires variances to the following: 1. Chapter 3, Article V Sign Types and General Regulations, Section 3-60A: to reduce 20' required minimum setback from street curb to leading edge of a monument sign. 2. Chapter 3, Article VI Signs By District, Section 3-78.C.5. Exceed 1 freestanding sign per street frontage in the Medical Business Industrial District. 3. Chapter 3, Article VI Signs By District, Section 3-78. C.5. Exceed 1 freestanding sign per building in the Medical Business Industrial District.</p>	<p>The Board granted the requested because there are special circumstances applicable to the property, strict enforcement of the 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 one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances. 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 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. The variance is the minimum that will afford relief and is the least modification possible of the Sign Code provisions in question. 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.</p>
T12SA00132	1	<p>The applicant's proposal requires approval of a special permit per Chapter 3, Article IV, Sec. 3-42 of the Sign Code.</p>	<p>The Board denied the requested special permit due to the discrepancies on the plans that were submitted.</p>

T12SA00143	1	The applicant's proposal requires a variance to the following: 1. Chapter 3, Article IV Sec. 3-72.B. Exceed 20 square feet of total sign area per street frontage.	The Board granted this request with the above mentioned conditions because there are special circumstances applicable to the property, strict enforcement of the 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 one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances. 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 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. The variance is the minimum that will afford relief and is the least modification possible of the Sign Code provisions in question. 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.
T12SA00415	1	The applicant's proposal requires a variance to the following: 1. Chapter 3, Article VI, Section 3-72.B.1. Maximum total sign area for nonresidential uses: 20 square feet of total sign area per street frontage.	The Board granted this request with the above mentioned conditions because there are special circumstances applicable to the property, strict enforcement of the 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 one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances. 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 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. The variance is the minimum that will afford relief and is the least modification possible of the Sign Code provisions in question. 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.
T12SA00416	1	As proposed, the applicant's request requires the following: 1) Approval by the Sign Code Advisory and Appeals Board of a special permit for signs that are designed into and constructed as part of an integrated architectural feature of a building where strict application of the provisions of the sign code would otherwise prohibit such signs.	The Board granted this request with the above mentioned condition.
T12SA00418	1	As proposed, the applicant's request requires the following: 1) Approval by the Sign Code Advisory and Appeals Board of a special permit for signs that are designed into and constructed as part of an integrated architectural feature of a building where strict application of the provisions of the sign code would otherwise prohibit such signs.	The special permit was granted with the following conditions: Maximum sign area of 50 square feet for each face of the sign walls. Sign lighting shall be primarily through the letters, with an unlit or dark background. Removal of the existing sign walls on the Swan Road frontage as identified on attached photographs as Sign A and Sign B. No more than one freestanding sign within 40 feet of the Swan Road frontage. No freestanding signs on Fort Lowell Road. This action shall be contingent upon separate approval of a building setback variance by the Board of Adjustment (or other setback modification), or a sign setback variance by the Sign Code Advisory and Appeals Board if either is necessary depending on the final design. Substantial changes to the proposed design per the "Special Permit" plan set pages 1-5, shall require approval of a new special permit by the Sign Code Advisory and Appeals Board.
T13SA00050	1	The applicant's proposal requires approval of a special permit per Chapter 3, Article IV, Section 3-42 of the Sign Code.	The Board granted this request with the above mentioned condition.

T13SA00121	2	The applicant requests special permits for two illuminated signs; one at 258 square feet on the fourth-story ledge of a five story building, one at 25 square feet on top of a 22' tall building canopy. Both signs would be treated as integrated architectural feature signs and located on property subject to the Planned Area Development District of the Sign Code.	The Board granted this request with the option of allowing alternative LED lighting, such as rope lighting or internal lighting, on the "TMC for Children" canopy sign, should it become necessary under the Outdoor Lighting Code review.
T13SA00192	3	The applicant requests special permits for three illuminated signs; at 13.5, 7.65 and 13.35 square feet, to be mounted on the canopy ledge of a single story building. Such signs would be treated as integrated architectural feature signs and located on property subject to the General Business District of the Sign Code.	The Board granted this request with the condition that the three roof signs be kept together, and allow an adaptive re-use of the cabinet sign portion as recommended by the Tucson-Pima County Historical Commission Plans Review Subcommittee.
T13SA00284	2	The applicant's request requires two variances to Section 3-77 of the Sign Code: to have more than one freestanding sign for a self-contained premise, and to have freestanding signage exceed 32 square feet for a self-contained premise.	The Board denied the requested variance due to the fact there were no special circumstances to the property and would result in a special privilege to the property.
T14SA00007	1	The applicant's request requires a variance to Article VI (Signs By District), Division 3 (Special Districts), Section 3-82.D.7.c of the Sign Code: to exceed 12' maximum height from pedestrian surface to the top of a projecting sign.	The Board granted the requested variance with the condition that all signage is reviewed and approved under the Tucson Pima County Historical Commission's Plans Review Subcommittee. 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.
T14SA00126	1	The applicant's request requires a variance to Article VI (Signs By District), Division 1 (Residential Districts), Section 3-74 B.1. of the Sign Code: to exceed 50 square feet maximum sign area for property within the Multiple Family Residential District.	The Board granted the requested variance with the above noted conditions.
T14SA00170	1	The applicant's proposal requires variances to the following: 1. Chapter 3, Article IV General Requirements, Section 3-33C. Freeway grade: For freeway signs and billboards, the freeway grade is the elevation of the outside edge of the freeway travel lane nearest to the freeway sign or billboard.	The Board granted the requested variance with the above noted conditions.
T14SA00194	1	On property subject to the Pedestrian Business District Downtown, the applicant proposes to install projecting signs at 17' height above the sidewalk on the northeast building elevation.	The Board granted the requested variance with the above noted conditions. T
T14SA00195	1	On property subject to the Pedestrian Business District Downtown, the applicant proposes to install projecting signs at 17' height above the sidewalk on the northeast building elevation.	The Board granted the requested variance with the above noted conditions.

T14SA00283		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 Board granted the requested variance with the above noted condition.
T15SA00006	2	The plans submitted in support of the request for the Sign Code Administrator's determination also require two variances; 1) to allow an increase in allowed sign area for signage attached to the building and canopies, and 2) a variance for mounting a sign in a manner not compatible with SCZ district requirements.	SIGN CODE ADMINISTRATOR'S DETERMINATION (T15SA00002) UPHeld, REQUEST FOR SPECIAL PERMIT GRANTED, VARIANCE #1 WITHDRAWN, VARIANCE #2 DENIED.
T15SA00144	3	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.	The Board granted the requested variance with the above noted conditions.
T15SA00275	1	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.	The Board granted the requested variance with the above noted conditions.
T15SA00386	2	The applicant requests a special permit and variances: 1. Chapter 3 Sign Code, Article V. Sign Types and General Regulations, Section 3-59. Canopy signage requirements (such as, but not limited to: Dimensional Standards and Orientation) 2. Chapter 3, Sign Code, Article IV. General Requirements, Section 3-42. Integrated Architectural Features: To encourage and promote a harmonious relationship between buildings and signs, the sign code advisory and appeals board is authorized to approve a special permit in accordance with Article XI of this sign code for signs that are designed into and constructed as part of an integrated architectural feature of a building where strict application of the provisions of this sign code would otherwise prohibit such signs.	The Board granted the requested variance with the above noted conditions.
T16SA00001	1	The applicant proposes to install a new freestanding monument sign at 10' setback from street curb to leading edge of sign on property subject to the General Business District District.	The Board granted the requested variance with the above noted conditions.

T16SA00085	3	On property subject to the Planned Area Development District; the applicant proposes to install: A) An internally illuminated spire with vertical signage to extend approximately 58' above the 42'7" tall building parapet; B) Illuminated wall signage exceeding 1520 total square feet on the south and west elevations of the building, based on a 380' linear building street frontage off Interstate 10. C) Illuminated wall signage exceeding 1140 total square feet on the east elevation of the building, based on a 380' linear building street frontage off Tucson Marketplace Boulevard.	The Board granted the requested variance with the above noted conditions.
T16SA00157	3	On property subject to the General Business District, the applicant proposes to install two (2) additional illuminated freestanding signs as occupant directories along Wetmore Road. A total of three (3) such freestanding signs are requested on this street frontage, including one (1) existing sign.	The Board granted the requested variance with the above noted conditions.
