

Sign area variance cases granted for non-residential uses in residential zones/sign districts, 1999 – 2016:
 (Excludes historic, excludes Scenic Districts) Types of uses: religious/schools/home occ/community center

Total cases nonresidential in residential sign code districts/any residential zone): **25** (24 done + 1 pending)

Total cases of nonresidential in R-1 zoning or more restrictive: **22** (21 done + 1 pending)

Total cases of nonresidential in R-2/R-3 zoning: **3** (all completed)

Maximum amount of sign area granted by variance: 1,144.5 sqft (church in an R-1 zone)

2nd Maximum amount of sign area granted by variance: 910 (church)

3rd Maximum amount of sign area granted by variance: 214 (church)

Least amount of sign area granted by variance: 12 sqft (home occ use)

2nd least amount of sign area granted by variance: 25 sqft (law office for a congregation)

3rd least amount of sign area granted by variance: 40 sqft (church, 1 street front)

Average between the extreme of the maximum sign area and least sign area: 578.75 (this is extreme value)

Average between the 2nd maximum sign area and least sign area: 467.5 (this still an extreme value)

Average between 3rd maximum and 3rd least sign area: 127 (less of an extreme number set used)

**Average of all the sign area square footage sums between 40 and 214, for 20 finished cases:
 2147.93 (square feet altogether/ 20 cases) = 107.3965 average value**

S-01-07 (R-1)	Christ Presbyterian Church (Addisigns) 6565 E, Broadway Blvd.	April 11, 2001	Appealed to the Sign Code Advisory and Appeals Board the Building Official's determination that the four "cross-like" structures located on the rectangular lighted tower atop the church's roof are signs. If the Board finds that the four "cross-like" structures are signs, the applicant is requesting that a sign area variance be granted.	Appeal Denied Variance Granted Using 1,144.5 sqft
S-01-10 (R-1)	First Southern Baptist Church (Signs & Such) 445 E. Speedway Blvd., Single Family, R-1	May 16, 2001	Variance to exceed the allowable sign area along Speedway Boulevard (by 57 square feet), 3 rd Avenue (by 14.1 square feet, and Helen Street (by 10 square feet).	Variance Granted w/conditions USING 69.2 SQFT

S-02-03 (R-1)	Palo Verde Church of Christ (B.K. Wright) 651 S. Kolb Rd. Single Family Residential, R-1	March 13, 2002	Variance to exceed the allowable sign area of 20 square feet per street frontage (to allow a total of 124 square feet of sign area for this site). The variance being requested would allow the applicant to retain the existing wall sign.	Variance Granted w/conditions ALLOWED 124 SQF
S-02-19 (R-1)	Fountain of Life Lutheran Church (John Neubauer) 710 S. Kolb Rd. Multiple Family, R-1	September 11, 2002	Appealed to the Sign Code Advisory and Appeals Board the Building Official's determination that the existing thirty-six square foot wall sign located on the Family Life Center building (Bldg. "A") is a sign. If the Board finds that the Building Official did not err in this determination, the applicant is requesting that a sign area variance be granted.	Appeal Denied Variance Granted ALLOWED 76 SQFT
S-03-05 (R-1)	Spanish Trail Lutheran Church (Owner) 8701 E. Old Spanish Tr., Single Family, R-1	May 14, 2003	Variance to exceed 20 square feet per street frontage (to allow a total of 136 square feet of sign area for this site). The requested variance would allow one 50 square foot, two 4.5 square foot freestanding signs, and one 3 square foot wall sign to be installed, and allow the existing crosses to remain on site.	Variance Granted (With Conditions) ALLOWED 141 SQFT
S-04-22 (R-1)	Congregation Chofetz Chayim (Law Office of Leslie a. Bowman) 5150 E. 5 th St., Single Family, R-1	September 15, 2004	Variance to exceed the allowable sign area of 20 square feet per street frontage (to allow a total of 25 square feet of sign area to be placed on Fifth Street).	Variance Granted ALLOWED 25 SQFT
S-04-26 (R-1)	Episcopal Church of St. Matthews (Owner) 9071 E. Old Spanish Tr., Single Family, R-1	December 15, 2004	Variance to 1) exceed allowable sign area of 20 sqft per street frontage (to allow a total of 125 square feet of sign area to be placed on this site) and 2) exceed the height allowed for a freestanding sign.	Variance Partially Granted w/conditions (01/12/05 decision reconsidered) ALLOWED 75 SQFT

			The variance requested would allow existing freestanding "cross" to remain and allow four (4) new signs.	
S-05-04 (R-3)	Santa Rosa Neighborhood Center (City of Tucson) 1080 S. 10 th Ave., Multiple Family	February 16, 2005	Variance to exceed their allowable sign area (by 32 sq.ft.). The variance being requested would allow the site a total of eighty-two square feet of sign area.	Variance Granted ALLOWED 82 SQFT
S-05-21 (RX-1)	Christ Community Church of Tucson (Addisigns) 7801 E. Kenyon Dr., (530 S PANTANO) Multiple Family , RX-1	July 13, 2005	Variance to exceed the maximum allowable sign area of 50 square feet for the site (by 241 square feet). The variance being requested would allow the site a total of two hundred and ninety-one square feet of sign area.	Variance Partially Granted ALLOWED 214 SQFT
S-05-35 (R-1)	San Miguel High School & St. Monica Church (Albabese-Brooks Associates P.C., Shane Chism) 6601 S. San Fernando Rd., Single Family Residential, R-1	December 14, 2005	Variance to exceed the allowable sign area of 20 square feet per street frontage on San Fernando Road (by 71 sq. ft.).	Variance Granted w/conditions ALLOWED 91 SQFT
S-05-33 (R-1)	Catalina Baptist Church (Addisigns) 1900 n. Country Club Rd., Single Family, R-1 (Reconsideration of 12/15/05 decision)	April 12, 2006	Variance to exceed the allowable sign area of 20 square feet per street frontage on Country Club Road (by 65-sq. ft.).	Variance; Granted w/conditions ALLOWED 85 SQFT
S-06-08 (R-2/C-1)	Northminster Presbyterian Church (Burns Wald-Hopkins) 2450 E. Ft. Lowell Rd. Multiple Family, R-2, C-1, R-1	June 14, 2006	Variance to exceed the maximum allowable sign area of 50 square feet for the site (by 75 square feet).	Variance; Partially Granted w/conditions ALLOWED 82 SQFT
S-06-01 (R-1)	St. Micheals & All Angels Church (Cook & Company) (continued case) 602 N. Wilmot Rd, Single Family, R-1 (reconsideration of 6/14/06 decision)	July 12, 2006	Variance to exceed the allowable sign area of 20 square feet per street frontage on Wilmot Road (by 124-sq. ft.).	Variance; Granted ALLOWED 124 SQFT
S-08-11 (R-1)	Our Saviours Lutheran Church,(Owner) 1200 N. Campbell Ave., Single Family, R-1	May 14, 2008	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.	Variance Granted ALLOWED 170 SQFT
S-09-03 (RX-1)	8800 E. 22nd Street St. Augustine Catholic High	March 16, 2009	Construct a Freestanding Monument sign at 50 square feet in	Variance Granted w/ conditions ALLOWED 69

	School		area and 10 feet in height along 22nd street.	SQFT
S-09-06 (R-2)	5745 E. 26th Street Shining Light Baptist Church	August 12, 2009	A) exceed 50 sf for non-residential in Multifamily District B) special permit integrated architectural feature bldg sign	Variance and special permit granted w/ conditions ALLOWED 50 sqft
T10SA00194 (R-1)	Reconsideration 1202-1212 S. Palo Verde Avenue Tucson Area Christian Fellowship	August 11, 2010	VARIANCE CASE # FOR 45 SQ FT OF WALL SIGNS & 67.13 SQ FT FREESTANDING SIGNS ALONG PALO VERDE BLVD.	Variance approved with conditions ALLOWED 112.3
T10SA00412 (R-1)	6732 E. Broadway Boulevard Miller – Broadway Boulevard	December 15, 2010	VARIANCE CASE # T10SA00412 FOR 12 SQ FT NON ILLUM. LP SIGN WITH REDUCED BASE HEIGHT FOR A HOME OCCUPATION.	Variance approved w/ conditions ALLOWED 12 SQFT
T11SA00118 (R-1)	9415 E. Wrightstown Road Desert Christian School	June 15, 2011	Variance case Exceed sign area	Variance reconsideration was approved w/ conditions ALLOWED 100 sqft
T11SA00229 (R-1)	5910 E. 5th Street Holy Resurrection Orthodox Church	July 13, 2011	Variance case exceed sign area + special permit	Variance and special permit approved w/ conditions ALLOWED 129.43 sqft
T11SA00445 (R-2)	The District Apartments 550 N. 5th Avenue	February 15, 2012	Variance to exceed sign area plus special permit	Variance and special permit approved with conditions ALLOWED 170 sqft
T12SA00143 (R-1)	Tucson Botanical Gardens 2150 N. Alvernon Way	June 13, 2012	Variance to exceed sign area	Variance approved with conditions ALLOWED 144 sqft
T12SA00415 (R-1)	Christ Church United Methodist 655 N Craycroft Road	January 16, 2013	Variance to exceed sign area off 1 of 3 street fronts, Craycroft	Variance approved w/ conditions ALLOWED 40 sqft

				off Craycroft
T15SA00275 (SR)	Vail Christian Church 9455 E. Valencia Road	September 16, 2015	Variance: exceed 20 sqft & install both illuminated bldg signage + detached signs, a total of 910 sqft of sign area in Single Family Residential District	Variance approved with conditions ALLOWED 910 sqf
T16SA00435 (R-1) <i>PENDING</i>	Fellowship Bible Church 6700 E Broadway	December 21 2016	Variance: exceed 20 sqft on 1 of 3 street fronts, just Broadway – to allow replacement of nonconforming 32 sqft monument sign	