



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 2

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 2

to grant a variance from the terms of the Cochise County Zoning Regulations as follows:

(Note: Complete all the following items. If necessary, attach additional sheets.)

1. Parcel Number: 107-56-002N

2. Address of parcel: 4300 Golden Acres Dr., Sierra Vista, AZ 85650

3. Area of Parcel (to nearest tenth of an acre): 5.01 Acres

4. Zoning District designation of Parcel: GB

5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.

The existing parcel is the site of Thunder Mountain Church. See included plot map for size and location of existing building.

6. Describe all proposed uses or structures, which are to be placed on the property.
It is proposed that the existing, broken, monochrome LED message board be replaced with a

full color LED message board. The size of the LED message board will not change, and the existing sign structure and design will not be altered. Only the message board will be replaced.

7. State the specific nature of the variance or variances sought.
The existing, grand-fathered sign does not comply with current sign code; therefore, we are

seeking a variance to ONLY replace the existing, non-repairable, monochrome LED message board, with a new, full color LED message board. All sign sizing will remain the same.

8. A variance may be granted only when, due to any peculiar situation surrounding a condition of a specific piece of property, including unusual geographic or topographic conditions, strict application of the Zoning Regulations would result in an unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved (See attached Section 2103.02 on variances). Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited above.

The existing, non-conforming sign structure was grand-fathered in to the current sign code. The height, shape and overall structure will not be altered or changed in any way. There are no residential residences close enough to be affected by the LED message board. The request is to only replace a broken LED message board. Please note that since the original LED message board manufacturer is out of business, there are no repair parts available to fix the existing board.

9. State why the variance would not cause injury to or impair the rights of surrounding property owners. Identify conditions you propose, if any, to minimize the impact on surrounding properties. It shall be the responsibility of the Applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

There are no residences within viewing distance or angle of the proposed LED message board .

See included photos, maps and diagrams.

10. List the name and address of all owners of the Parcel(s) for which the variance is sought.

PROPERTY OWNER

MAIL ADDRESS

Thunder Mountain Church

4300 Golden Acres Dr., Sierra Vista, AZ 85650

The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

SIGNATURE OF PETITIONER

ADDRESS

DATE

--

APPLICANT'S PHONE NUMBER _____

APPLICANT'S EMAIL ADDRESS _____

Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred dollars (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Planning Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.

2103.02 Variances

The Board of Adjustment may grant a variance from the terms of these Zoning Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such variance the general intent and purposes of the Zoning Regulations will be preserved. It shall be the responsibility of the applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

These zoning regulations are generally intended to yield results that are in compliance with all other applicable laws. A request for a "reasonable accommodation" in these regulations, pursuant to any federal or state housing law or other similar legislation, as may be necessary to afford an equal opportunity to housing under any such law, shall be considered to be an appropriate condition for a variance from the strict application of these zoning regulations. The Board of Adjustment is authorized to grant any such variance, to the extent that any such accommodation is required pursuant to any applicable state or federal law.

Any decision of the Board of Adjustment allowing a variance shall be considered for revocation by the Board of Adjustment if substantial construction, in accordance with the plans for which such variance was granted, has not been initiated within 12 months of the date of approval, building permit issuance, or if judicial proceeding to review the Board of Adjustment's decision has been instituted, 12 months from the date of entry of the final order in such proceedings, including appeals. Additionally, if any of the conditions of the variance approval are not complied with within 12 months or within the time period set by the Board, it shall be revoked after 30 days notice to the owner and applicant, unless a request for a review hearing before the Board of Adjustment is made by the applicant within this 30 day appeal period. The Board of Adjustment may grant reasonable extensions to the time limits upon a hearing pursuant to a timely written request by the applicant.



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A



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Project:
**Thunder Mountain
Church**

Location:
**4300 Golden Acres Dr
Sierra Vista, AZ
85650**

Contact Person:
**Sam Tate
520-439-4442**

Designer:
Sam Tate

Date:
06-27-2019



4661 N Commerce Dr
Sierra Vista AZ 85635
520-439-4442
sales@strongholdsigns.com

11in x 17in

remove old and install new
2 sided digital reader

Proposed digital reader change



Current Sign



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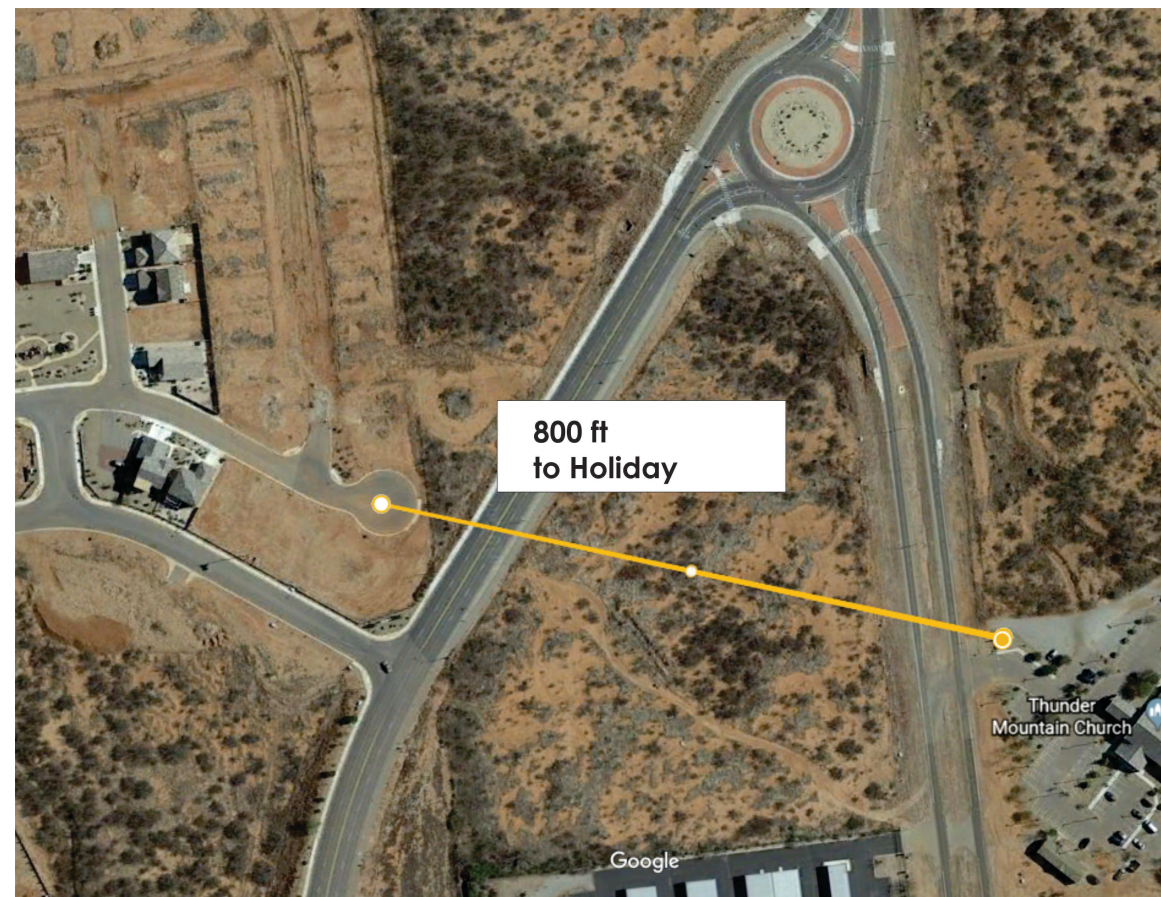
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11in x 17in

On Premise Quote



QUOTE NUMBER: 1911465.1 (Revision 1) DATE: 5/31/2019

SIGN ID: 1282091 W19i-5

Stronghold Signs 9014029
Matthew Romero,
 4661 North Commerce Dr.
 Sierra Vista, AZ 85635
 520-439-4442
 matthew@strongholdsigns.com

Shipping Destination
 Stronghold Signs
 4661 North Commerce Dr.
 Sierra Vista, AZ 85635

Job Site
 Name: Mountain Vista Community Church
 Address:
 City:
 State: Zip:

PRODUCT SPECIFICATIONS

Pixel Pitch:	W19mm LED RGB
Pixel Matrix:	32 X 144
Cabinet Size:	29in H x 9ft 3in L x 5in D
Viewing Area:	24in H x 9ft L
Cabinet Style:	Double Face Twinpak (Slim)
Character Size:	4 lines / 28.8 Characters at a 5" type
Approx. Weight:	538.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	2-4 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	120 VOLT 12.0 amps (6.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. <i>Example: 7.5 KWHrs a day x \$0.07 = \$0.53/Day</i>

OPTIONS

Software	Ignite OP
Communications	4G Wireless w/ 5 Year Cellular Data Plan
Software Training	Web Based Software Training
Temperature Sensor	w/15 ft Cable
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Sign Mounting Kit	Not Ordered / Not Required
Warranty	Standard 5-Year Parts Warranty
Personal Computer	PC Not ordered. Ignite Included
Technician On-Site	Not Ordered
Spare parts kit	Not Ordered
Custom Artwork	Not Ordered

STANDARD FEATURES

Brightness	Daytime 10,000 NITs Maximum; Nighttime 750 NITs Maximum
Color	LED RGB
Color Capability	Min. 18.0 Quadrillion
Energy-Conscious LED	Use optional Sign Brightness Adjustment to run sign at less than 10,000 NITs.
Includes	Ignite Graphics Software
Video	plays prerecorded clips up to 30FPS; Imports Windows Video (AVI); Animated Text & graphics
Viewing Angles	140 Horiz/70 Vert

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