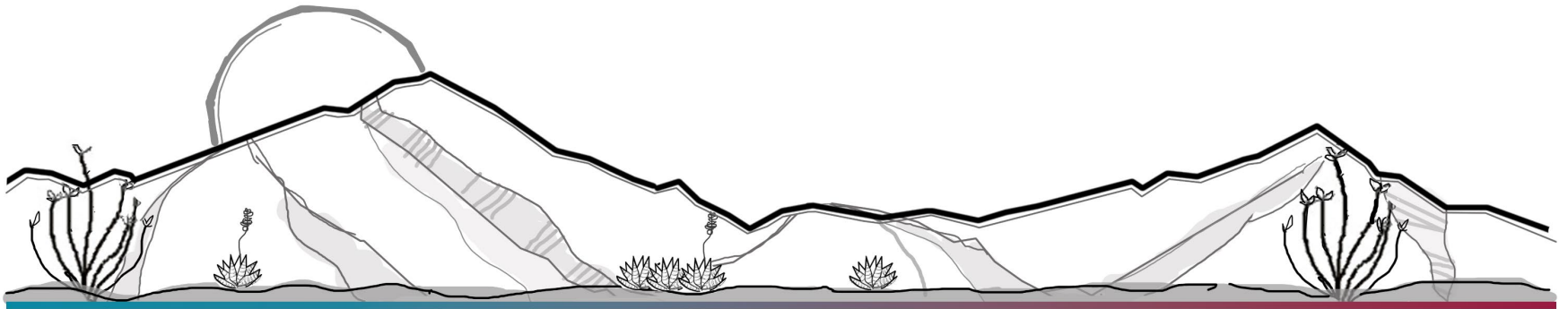


VAR 23-03 (Chevron Sign)

Variance application to exceed the
permitted sign area for a parcel in
general business zoning

Board of Adjustment

May 3, 2023



Variance Request

- Exceed the area allowance for a sign in General Business Zoning.
- 80 SF of area is permitted (per sign)
- Requested: 848.71 SF (sign A) & 328 SF (sign B)



Location
VAR 23-03 Chevron Sign

DEVELOPMENT SERVICES

- Location: 1275 E Business Loop Bowie, AZ/APN 302-28-004
- Existing Convenience store with gas pumps
- Texas Republic Sign, Michael Everett (applicant)



Site History

- A convenience store, and likely the 66'9" tall sign subject to this variance (sign A), was constructed in 1972
- A second 21'3" tall sign (sign B) was also installed along with roof signage
- In 1993, all signage was legitimized through variances BA3-93-04 and BA3-93-07.
- Applicant requested a sign permit to install six new sign panels on two existing ground signs

Sign Elevations

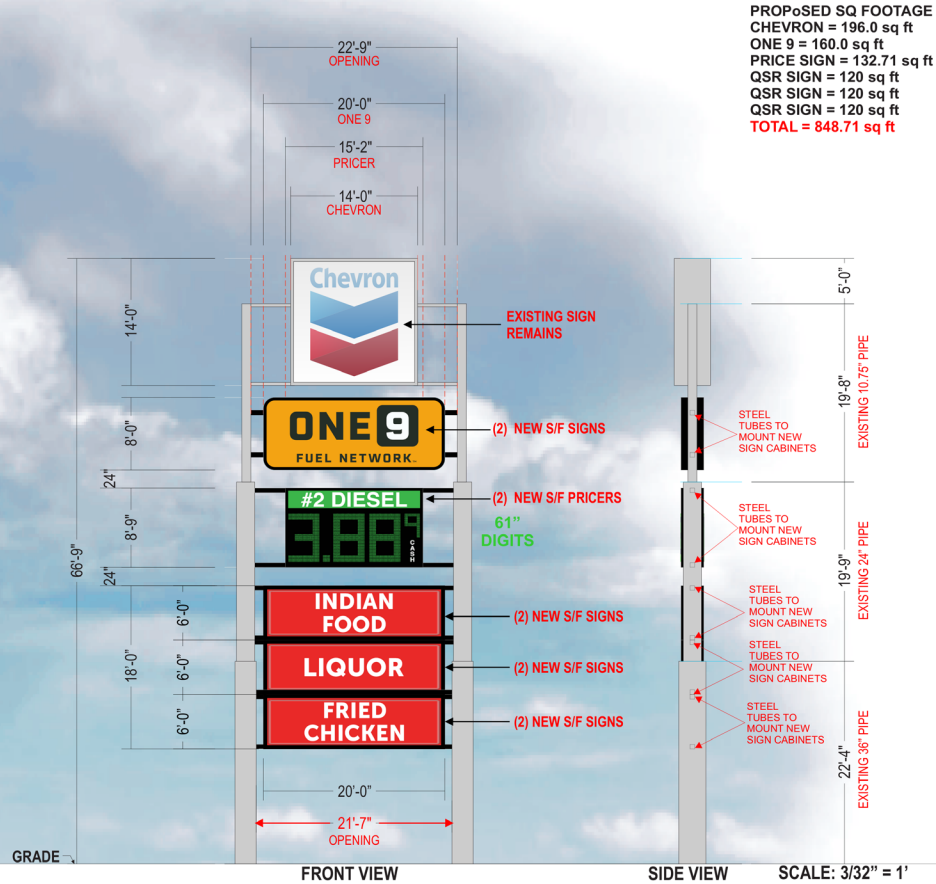
SIGN A

SCOPE OF WORK:

REMOVE EXISTING FRESH FOOD SIGN.
 PROVIDE AND INSTALL (2) S/F ONE 9 SIGN CABINETS
 INSTALLED BACK TO BACK.
 INSTALL (2) S/F DIESEL PRICE SIGN CABINETS
 PROVIDED BY PILOT.

EXISTING SQ FOOTAGE
 CHEVRON = 196.0
 FRESH FOODS = 132.0
 TOTAL = 328.0 SQ FT

EXISTING SIGN



TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77056
 832-727-5418
 TEXASREPUBLICSIGNS.COM

Customer:
 ONE 9

Address:
 1275 E BUSINESS LOOP
 BOWIE AZ 85605

City of Jurisdiction:
 COCHISE COUNTY

Designer:
 BE

Date Created:
 2-14-2023

W.O. #:
 TBD

**File Path:\P\2023 JOBS
 ONE9#BOWIE AZ
 \PRELIMN DRAWINGS.CDR**

REVISIONS

Rev 1:	
Rev 2:	
Rev 3:	
Rev 4:	
Rev 5:	

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600P OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS:
 AMPS: VOLTS: CIRCUITS:

Sign Elevations

SIGN B

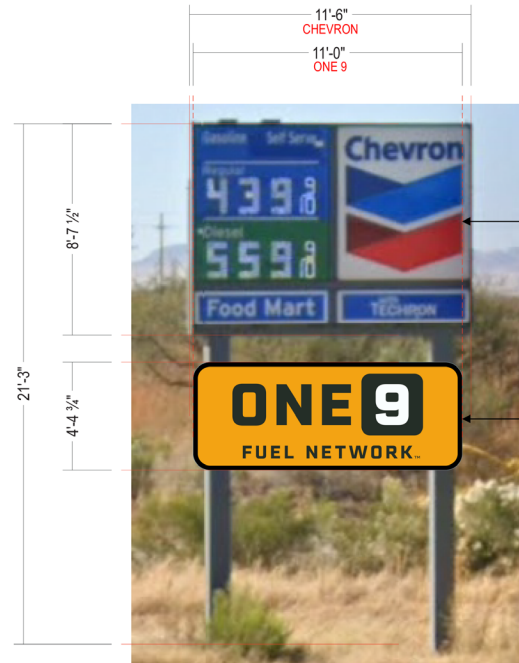
SCOPE OF WORK:

PROVIDE AND INSTALL (2) S/F ONE 9 SIGN CABINETS ONTO EXISTING C60 CHEVRON MONUMENT SIGN

CHEVRON = 99.19
ONE 9 = 48.35
TOTAL = 147.54 SQ FT



EXISTING SIGN



PROPOSED

EXISTING SIGN REMAINS

NEW ONE 9 SIGNS
(2) S/F SIGN CABINETS

TEXAS REPUBLIC SIGNS

2211 PECHI RD HOUSTON TX 77056
832-737-6415
TEXASREPUBLICSIGNS.COM

Customer:
ONE 9

Address:
1275 E BUSINESS LOOP
BOWIE AZ 85605

City of Jurisdiction:
COCHISE COUNTY

Designer:
BE

Date Created:
2-14-2023

W.O. #:
TBD

File Path:P:\2023 JOBS
ONE9#BOWIE AZ
\PRELIMN DRAWINGS.CDR

REVISIONS

Rev 1:	
Rev 2:	
Rev 3:	
Rev 4:	
Rev 5:	

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 500F, THE REC AND/OR OTHER APPLICABLE LOCAL CODE THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGNS.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

FRONT VIEW

SCALE: 3/32" = 1'

DEVELOPMENT SERVICES

There are 8 factors used to evaluate all variance proposals. As submitted, the application:

Complies: 6 factors

- Unnecessary hardship created by zoning
- Peculiar site conditions
- Not self-created
- Permitted use
- No adverse impacts to surrounding property
- No violation of state or federal law

Partial Compliance: 1 factor

- General harmony with zoning regs

Does not comply: 1 factor

- Minimum degree of relief



Site Photos



Factors in Favor of Request

1. This variance request is fully consistent with six of the eight criteria used by staff to help determine the suitability of a given variance request.
2. The applicant proposes using existing sign structures, which are in place and were legitimized in 1993. He does not propose increasing the height or changing the location of signs.
3. The Zoning Regulations do not consider or provide additional allowances for signs directed towards an interstate, which can place similar parcels in the county at a competitive disadvantage with those under city jurisdiction.



Factors Against Approving the Request

1. The request is not the minimum degree of relief possible (factor 4, section 2101.04).
2. The proposal is not in full compliance with the purpose statement of Article 19, which reads in part, “These Zoning Regulations are designed to prevent the over-concentration, improper placement, and excessive height, bulk, and area of sign....”



DEVELOPMENT SERVICES

Applicant Presentation/Discussion



Recommendation

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **Conditional Approval** of the Variance as requested.

It is the applicant's responsibility to obtain any additional permits or meet any additional conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations. Compliance with site visibility and lighting must be preserved to the satisfaction of the county and will be verified during permitting.



Sample Motion

Sample Motion: Mr. Chairman, I move to approve Docket VAR 23-03 (Chevron Sign), APN 302-28-004, granting the Variance as requested by the Applicant, with the Condition of Approval recommended by staff; the Factors in Favor of approval constituting the Findings of Fact.

