

BAI-18-02  
Cochise Signs  
Stronghold



# 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 1

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 1

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: 104-10-107A
- 2. Address of parcel: 4686 E. Hereford rd.

John Williams

3. Area of Parcel (to nearest tenth of an acre): 0.62 Acres

4. Zoning District designation of Parcel: MH 72

5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.  
Existing manufacture homes on property.

6. Describe all proposed uses or structures, which are to be placed on the property.  
The structure will be made to mant a directional sign manted on two 4"x4"x16' pressure treated timber.

7. State the specific nature of the variance or variances sought.

Due to the grade of road to where we are installing sign we will not be able to see the sign @ 6ft high. We would need to be a 12ft for visubality. Also requesting zero set back on West & North of property.

turn  
7th st  
ccr  
104 N. 7th  
st  
Tattoo

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 surrounding area does not allow any signs to exceed 6ft. Due to the peculiar situation there is a gradual difference of 6ft from road to where we are putting the sign.

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.

We have commercial business across the road that are not being blocked or covered by this sign. We are trying to get this sign to the high of the existing signs in the area.

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

PROPERTY OWNER	MAIL ADDRESS
John Williams	<del>4066 Herford Rd</del>
<del>520-2066</del> 520-2066-2066	P.O. Box 2588 SIERRA Vista, AZ 85635

I John A. Williams allow to put sign on my property  
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.

4686 E. Herford Rd.  
Herford  
Arizona

SIGNATURE OF PETITIONER

ADDRESS

DATE

Bill M. Jean 8477 E HEREFORD RD 24 OCT 2018

APPLICANT'S PHONE NUMBER 520-678-0920

APPLICANT'S EMAIL ADDRESS Matthew @ strongholdsigns.com

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.



**SIERRA SPRINGS**  
*church*

**← SUNDAY WORSHIP 10:30AM | 4.5 Miles**  
**8477 E. Hereford Rd**



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Sierra Vista AZ 85635  
520-439-4442  
sales@strongholdsigns.com

