



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Board of Adjustment, District 1
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth, AICP, Development Director
SUBJECT: Docket BA1-18-02 (Stronghold Signs)
DATE: December 6, 2018 for the December 18, 2018 Meeting

APPLICATION FOR VARIANCE

Docket BA1-18-02 (Stronghold Sign):

The Applicant is requesting a Variance to Section 1908.07 of the Zoning Regulations, which allow directional signs in residential zoning districts to a maximum of six (6) feet in height. The Applicant is requesting a total of twelve (12) feet due to the area topography.

The subject parcel (Parcel # 104-10-107A) is located 4686 E. Hereford Road in Hereford, AZ. It is further described as being situated in Section 18 of Township 23 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Cochise Signs.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 0.26-acres (11,225.82-square feet)
Zoning: MH-72 (Multiple-household Residential, one dwelling per 7,200 square feet)
Growth Area: Category B (Community Growth Area)
Plan Designation: Neighborhood Conservation
Area Plan: None
Existing Uses: Single Family Residential
Proposed Uses: Same, with a 12-foot-tall directional sign.

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-43 and R-36	Hereford Road, single family dwellings
South	MH-72 and GB	Single family dwellings, SR92 and Commercial Businesses
East	MH-72	Single family dwellings
West	GB	SR92, Commercial Businesses

Planning, Zoning and Building Safety
 1415 Melody Lane, Building E
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9278 fax
 1-877-777-7958
 planningandzoning@cochise.az.gov

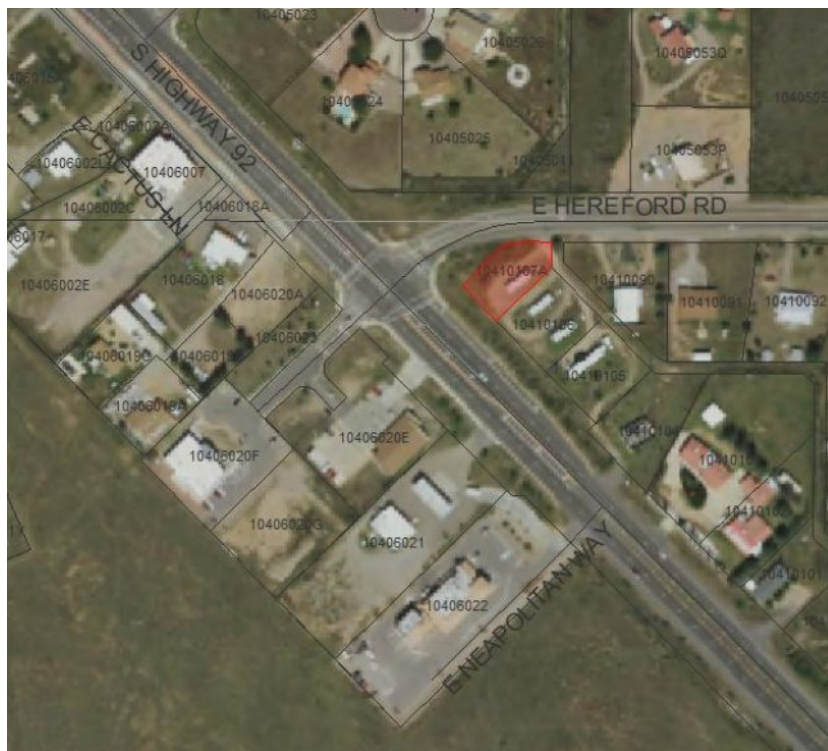
Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

II. SITE HISTORY

- 2002- Utility connection
- 2000- Permit for manufactured home



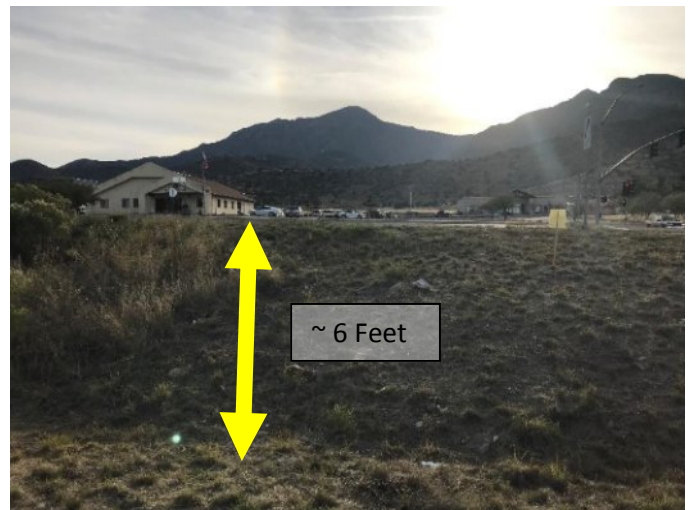
Above: Location Map.



Above: Aerial Map.

III. PROJECT DESCRIPTION

The Applicant is requesting a Variance to Section 1908.07 of the Zoning Regulations, which allow directional signs in residential zoning districts to a maximum of six (6) feet in height. The Applicant is requesting a total of twelve (12) feet due to the area topography.



IV. ANALYSIS OF IMPACTS

The project site is within a medium density residential neighborhood. Directly across SR92 is a strip of commercial properties that includes the post office, a gas station and several restaurants. Many of the surrounding commercial parcels have a variety of signs. There is an existing sign frame located approximately 300 feet south of the proposed sign. The height of this sign is approximately 6 feet. It is barely visible from SR92, and the grade difference is less at this location.

Surrounding property owners were notified of the request and two signs placed at the location. Staff has received one question and no written correspondence on the application.





The Sign Code allows for a 6-foot-high directional sign on residential properties and 12 feet in commercial. There is commercial property directly across the highway, however there is not an appropriate location for the desired sign.

There is an approximately 6-foot grade difference between SR92 and the sign location. If a sign of 6 feet were constructed it would be located at the same height of the roadway and defeat the purpose for the sign. If the Applicant can construct the sign at 12 feet, the sign would be at the appropriate height for

visibility on the highway.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet. Staff posted the property on November 19, 2018 and published a legal notice in the *San Pedro Valley Sun-News* on November 21, 2018. To date, the Department has received no responses from neighboring property owners within the 300-foot radius.



VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variances

1. Approving the Variance would not substantially impact neighboring properties due to the configuration of the surrounding properties and streets; and
2. The site has a six-foot grade difference that would render a standard sign illegible to SR92;
3. No objections to the request have been received.

Factor Against Approving the Variances

1. Approving the request would allow a 12-foot-high sign along SR92 and Hereford Road

VII. RECOMMENDATION

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

Sample Motion: *Mr. Chairman, I move to approve Docket BA1-18-02, granting the Variances as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*

VIII. ATTACHMENTS

- A. Variance Application

