

Cochise County Board of Adjustment, District 2

Cochise County Complex
Board of Supervisors' Executive Conference Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

**Regular Meeting
October 3, 2018**

6:00 p.m.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL** (Introduce Board members and explain quorum and requirements for taking legal action).
3. **APPROVAL OF PREVIOUS MINUTES**
4. **CALL TO THE PUBLIC** – Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Board on any issue within the Board's jurisdiction. Since Board members may not discuss items that are not specifically identified on the agenda, Board action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.
5. **ACTION**
6. **PUBLIC HEARING**
 1. BA2-18-01 (Powers) The Applicant is requesting a Variance to section 705 of the Zoning Regulations which require Accessory Structures in an R-36 Zoning District to be smaller than the Principal Structure.
 2. BA2-18-02 (Hammond) The Applicant is requesting a Variance to Section 1004.03 of the Zoning Regulations, which requires all structures in an MH-72 Zoning District to be set back no less than 20 feet from all property lines.
7. **PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**
8. **CALL TO BOARD ON RECENT MATTERS.**
9. **ADJOURNMENT**

BOA 2 Agenda Template

3.

Meeting Date: 10/03/2018

Mintes of the January 3, 2018 meeting

Submitted By: Peter Gardner, Community Development

Department: Community Development

Presentation: No A/V Presentation

NAME NA
of PRESENTER:

TITLE NA
of PRESENTER:

Agenda Item Text:

APPROVAL OF PREVIOUS MINUTES

Background:

Attachments

Draft Minutes



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 2
FROM: Peter Gardner, Planner I
For: Daniel Coxworth, Development Service Director
SUBJECT: Minutes of the Regular Meeting of January 3, 2018
DATE: January 4, 2018

Members Present:

Albert Young, Chair
Any Salaiz, Member
Estelle Lawson, Member

Staff Present:

Peter Gardner, Planner I
Robert Kirschmann, Planner II

Others Present:

Priscilla Vilhauer, Applicant
Jesus Javier Enriquez, Applicant

These minutes for the BA2 meeting held on January 3, 2018, are complete only when accompanied by the memoranda for said meeting dated January 3, 2018.

Call to Order / Roll Call:

Chair Albert Young called the meeting to order at 6:00 p.m. at the Board of Supervisors' Executive Meeting Room at the County Complex in Bisbee. He noted that all three Board members were present, establishing that the Board had a quorum and could proceed. Ms. Lawson made a motion to approve the minutes of the December 6, 2017 regular meeting. Mr. Salaiz seconded the motion, and the vote was 2-0 to approve the minutes of the December 6, 2017 meeting with Mr. Salaiz abstaining.

Chair Young explained the procedures of the meeting to those present.

NEW BUSINESS

Docket BA2-17-03 (Vilhauer):

The Applicant is requesting the following variance:

Stables/ barns (both enclosed and unenclosed), corrals, piles of manure, and areas where livestock may concentrate are required to be setback from the property line a minimum of 50-feet. The applicant is requesting to construct a horse barn and corals. To accommodate the proposal the Applicant is requesting the following variances:

- Ten-foot setback from the northern property line
- Twenty-five-foot setback from the western property line

The subject parcel, 107-68-146, is located at 5016 S San Fernando in unincorporated Sierra Vista, Arizona. It is further described as being situated in Section 13 of Township 22 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Priscilla Vilhauer.

Chair Young called for the Planning Director's presentation on the Docket.

Robert Kirschmann Planner II, delivered the report on behalf of the Planning Director, illustrating the facts of the case, as well as the staff recommendation, utilizing photos, maps and other visual aids. He explained the background of the case and the circumstances surrounding the Variances requested under consideration.

Mr. Young noted that the Applicants were present and invited her to make a statement. Ms. Vilhauer explained the rationale behind her request, and how it would not produce impacts on other properties.

Mr. Young opened the public hearing.

There being no speakers present, Mr. Young closed the public hearing, and asked for Staff's recommendation. Mr. Kirschmann offered factors in favor and against approval and indicated that Staff recommended Approval of the Variance request. Ms. Lawson made a motion to approve the Variances as recommended by Staff. Mr. Salaiz seconded, and the motion passed 3-0, resulting in granting of the request.

Docket BA2-17-04 (Enriquez):

The Applicant is requesting the following variance:

- In the GB zoning district, all structures must be setback a minimum of 40 feet from a residential zoning district. The applicant is requesting to install a manufactured home 39-feet from the north property line, 16 feet from the west property line, and 4 feet from the east property line.

The subject parcel, 408-23-003B, is located at 2027 N. I Avenue in unincorporated Douglas, Arizona. It is further described as being situated in Section 12 of Township 24 South, Range 27 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Jesus Javier Enriquez.

Chair Young called for the Planning Director's presentation on the Docket.

Peter Gardner, Planner I, delivered the report on behalf of the Planning Director, illustrating the facts of the case, as well as the staff recommendation, utilizing photos, maps and other visual aids. He explained the background of the case and the circumstances surrounding the Variances requested under consideration.

Mr. Young noted that the Applicants were present and invited him to make a statement. Mr. Enriquez explained the rationale behind his request, and how it would not produce impacts on other properties.

Mr. Young opened the public hearing.

There being no speakers present, Mr. Young closed the public hearing, and asked for Staff's recommendation. Mr. Gardner offered factors in favor and against approval and indicated that Staff recommended Approval of the Variance request. Ms. Lawson made a motion to approve the Variances as recommended by Staff. Mr. Salaiz, seconded, and the motion passed 3-0, resulting in granting of the request.

Planning Director's Report:

Mr. Gardner noted that there were no upcoming dockets. Mr. Young adjourned the meeting at 7:1 p.m.

BOA 2 Agenda Template

6. 1.

Meeting Date: 10/03/2018

BA2-18-01 (Powers)

Submitted By: Peter Gardner, Community Development

Department: Community Development

Presentation: No A/V Presentation

Division: Development Services

NAME Peter Gardner

of PRESENTER:

TITLE Planner II

of PRESENTER:

Agenda Item Text:

BA2-18-01 (Powers) The Applicant is requesting a Variance to section 705 of the Zoning Regulations which require Accessory Structures in an R-36 Zoning District to be smaller than the Principal Structure.

Background:

The applicant is requesting to install an approximately 3,920 square foot storage and work shop building which is larger than the existing approximately 1,300 square foot principal structure. The subject parcel, 107-68-177, is located at 4839 S. Santa Claus Avenue in unincorporated Sierra Vista, Arizona. It is further described as being situated in Section 31 of Township 22 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Lyle H. Powers.

Attachments

Staff Report

Attachments



Cochise County Community Development

Development Services Department

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Board of Adjustment, District 2
FROM: Peter Gardner, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: Docket BA2-18-01 (Powers)
DATE: September 25, 2018 for the October 3, 2018 Meeting

APPLICATION FOR VARIANCE

Docket BA2-18-01 (Powers)

The Applicant is requesting the following variance:

1. In the R-36 zoning district, all accessory structures must subordinate in size to the primary structure. The applicant is requesting to install an approximately 3,920 square foot storage and work shop building which is large than the existing approximately 1,300 square foot principal structure.

The subject parcel, 107-68-177, is located at 4839 S. Santa Claus Avenue in unincorporated Sierra Vista, Arizona. It is further described as being situated in Section 31 of Township 22 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Lyle H. Powers.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 1.00-acre (43,566-square feet)
Zoning: R-36 (Residential; one dwelling per 36,000 square feet)
Growth Area: Category B (Community Growth Area)
Plan Designation: Neighborhood Conservation
Area Plan: None
Existing Uses: Single Family, Site-Built Home
Proposed Uses: Same, with Accessory Building

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Single Family Residential
South	R-36	Single Family Residential
East	R-36	Single Family Residential
West	County Maintained Road/R-36	S. Santa Claus Lane/Single Family Residential

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

- 1975 – Existing home built



III. PROJECT DESCRIPTION

The Applicant proposes to install 40' by 98' prefabricated building on the north side of the property. The narrow side will face the street, and the building is 12' high at the eaves.



IV. ANALYSIS OF IMPACTS

The project site is within a medium-density residential neighborhood. Many of the surrounding parcels have a variety of accessory structures in addition to the dwellings. While there are no obvious structures larger than the principal homes, the siting and height of the proposed structure will mitigate the usual impacts from such a structure. With the narrow end oriented towards the street, and the structure being setback over 50-feet from the west property line, the overall size of the structure will only be apparent to the property owner to the north. While staff has received a letter in support from only one neighbor, two parcels to the south, the Applicant submitted a petition in support from nine property owners and two tenants, including the property owners to the north and west; the two properties most likely to be impacted. The renter to the east also signed in support, and the thick mesquite existing on the back of that property will screen the building. The height of the building is also similar to other accessory buildings in the area. Taken together, these factors minimize the impacts created by the structure, and Staff supports the request.



Looking east at the propose building site.



The neighboring property to the east.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet on August 30, 2018. Staff posted the property on September 18, 2018 and published a legal notice in the *Benson Range Sun-News* on 2. To date, the Department has received one letter in support.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variance

1. The proposed request will not create negative impacts on the affected properties; and
2. One letter of support has been received, along with a petition with eleven signatures.

Factor Against Approving the Variance

None

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 BA2-18-01, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*

VIII. ATTACHMENTS

- A. Variance Application
- B. Site Plan
- C. Location Map



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

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: 107-68-177-0
2. Address of parcel: 4839 S. SANTA CLAUS AVE 85650
3. Area of Parcel (to nearest tenth of an acre): 1.0
4. Zoning District designation of Parcel: R-3C
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.

Personal residence, house only structure
approximate 1,300 sq. ft.

6. Describe all proposed uses or structures, which are to be placed on the property.

Proposed structure is a small metal frame building, for
use as RV Storage/trailers/garage/Hot Rods/Work shop.

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

Variance sought is to erect a larger building than
size of house @ 1300 sq. ft. New building @ 3920 sq ft

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

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.

Reason for Variance is to give myself room to park my 40' motorhome undercover, store covered trailers, car trailer, camp trailer, utility trailer, Jeep, 1950s Ford, 1926 Ford, and space for a work shop to maintain above, & property.

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.


The proposed structure will not impair any view, health or safety impact on any of surrounding properties. Attached drawing shows placement of structure meeting required set backs. Attached Variance Petition of Approval by 11 people, 2 renters 9 OWNERS.

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

<u>PROPERTY OWNER</u>	<u>MAIL ADDRESS</u>
<u>Lyle H Powers</u>	<u>4839 S. Santa Claus Ave</u>
<u>Sierra Vista Az. 85650</u>	

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.

<u>SIGNATURE OF PETITIONER</u>	<u>ADDRESS</u>	<u>DATE</u>
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<u></u>	<u>4839 S SANTA CLAUS 85650</u>	
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APPLICANT'S PHONE NUMBER 208-484-2658

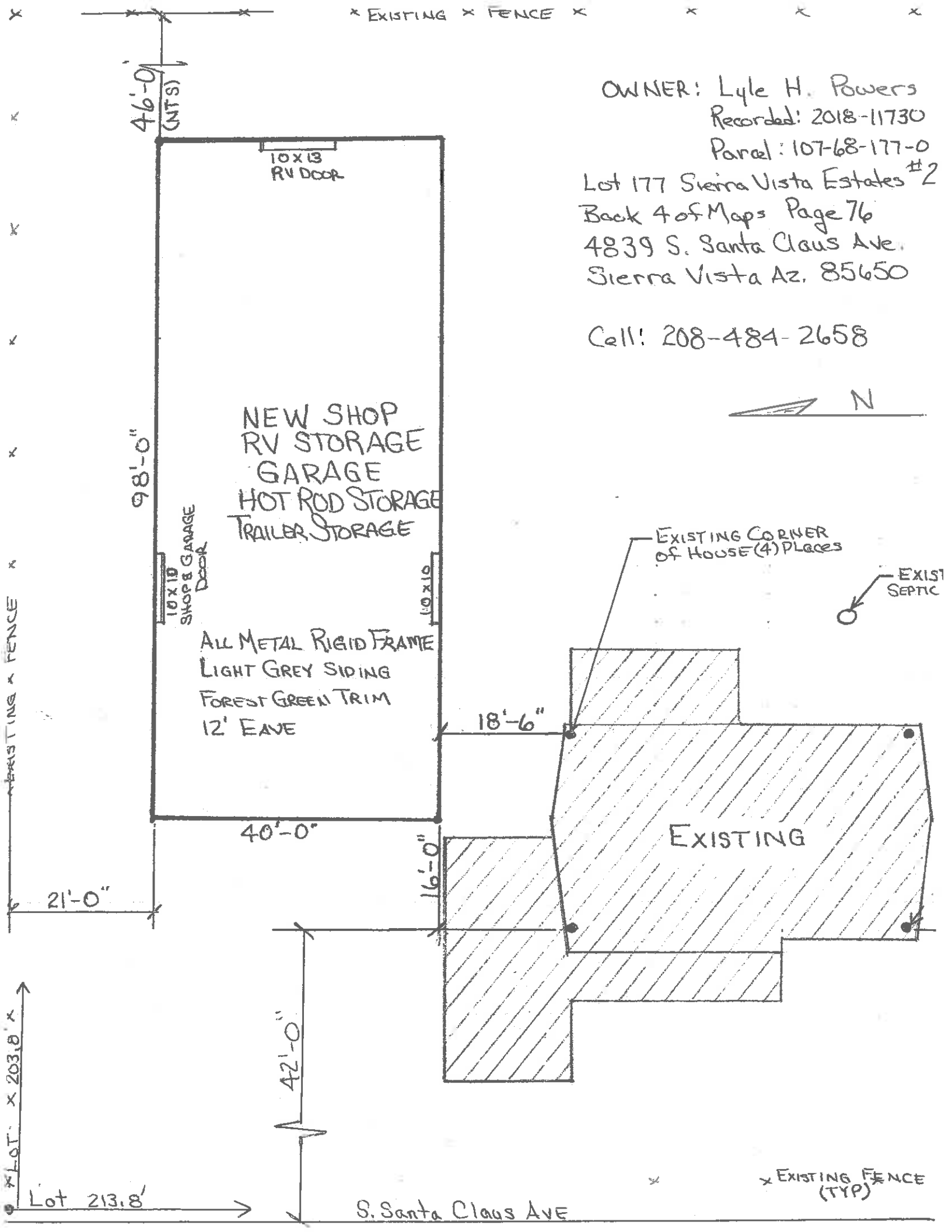
APPLICANT'S EMAIL ADDRESS LHP2658@GMAIL.COM

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.

* EXISTING * FENCE *

OWNER: Lyle H. Powers
Recorded: 2018-11730
Parcel: 107-68-177-0
Lot 177 Sierra Vista Estates #2
Back 4 of Maps Page 76
4839 S. Santa Claus Ave.
Sierra Vista Az. 85650

Cell: 208-484-2658



46'-0" (NTS)

10x13 RV DOOR

98'-0"

NEW SHOP
RV STORAGE
GARAGE
HOT ROD STORAGE
TRAILER STORAGE

10x10 SHOP & GARAGE DOOR

10x10

ALL METAL RIGID FRAME
LIGHT GREY SIDING
FOREST GREEN TRIM
12' EAVE

EXISTING CORNER OF HOUSE (4) PLACES

EXIST SEPTIC

18'-6"

EXISTING

40'-0"

16'-0"

21'-0"

42'-0"

Lot 213.8'

S. Santa Claus Ave

* EXISTING FENCE (TYP) *

July 28, 2018

Cochise County Board of Adjustment
1415 Melody Lane
Bisbee, Az. 85603

Board of Adjustment:

On July 26, 2018 I called Cochise County Planning and Zoning and made an appointment to meet with Peter to have him educate me on an application for a "Variance" to build a new building on my property at 4839 S. Santa Claus Ave. Sierra Vista 85650. I met with Peter about 10:00 am on the 27th. He gave me the application, some insight how the process works, and excellent instructions on filling out the form.

Much to my dismay, he also informed me that I had missed the cut off time to get scheduled for the next meeting by a week, my application needed to be in by July 20 to be scheduled for September 5 meeting.

Armed with the list of properties that would be contacted via mail from Cochise County in regards to the application for the variance, I set out to contact as many as possible on July 28. Of the 17 properties listed, I contacted 11 of them with an explanation of what I wished to do at my property and asked them if they would be in agreement with my variance to build the structure. I showed them a drawing of the property, which is included with my application, showing all the dimensions and location of my proposed building in relationship with the existing house and street. 9 owners, and 2 renters were all very supportive and agreed to sign my petition seeking their approval. Of the 17: 2 the gates were locked, 3 are out of town owners, and 1 was vacant/under contract. The signed petition is attached.

With this prior approval from my immediate neighbors and others that fall within the 300' area of notification by Cochise County, along with my application for the variance; I would respectfully request the Board to allow my application to be put on your schedule for the meeting on September 5. I understand I missed the legal cut off date and understand fully if my request is denied; but I am hoping you can allow my application to move forward and allow me the privilege getting my dream to finalize a few months earlier than would normally happen.

Thank you for your consideration,



Lyle H. Powers
4839 S. Santa Claus Ave.
Sierra Vista, Az. 85650
208-484-2658

**Lyle Powers Variance Approval Petition for RV Storage/Shop Building at
4839 S. Santa Claus Ave.
Sierra Vista, Az. 85650**

Address	Signature	Owner/Renter	Date
4817 S. 5 SANTA CLAUS AVE.	[Signature]	OWNER	7/28/18
4816 S. SAN CARLOS	[Signature]	OWNER	7/28/18
4840 S. SAN CARLOS AVE	[Signature]	renter	7/28/18
4839 South San Carlos	[Signature]	renter	7/28/18
4856 SAN CARLOS	[Signature]	OWNER	7/28/18
4815 S. CARLOS AVE	[Signature]	owner	7/28/18
4819 S. San Fernando	[Signature]	own	7-28-18
4861 S. San Fernando	[Signature]	owner	7-28-18
4816 S. San Carlos	[Signature]	owner	7-28-18
4840 south Carlos	[Signature]	owner	7-28-18
4856 SANTA CLAUS	[Signature]	OWNER	7/28/18

Variance request Docket BA2-18-01 (Powers)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

AN ACRE LOT SHOULD ALLOW FOR A LARGER
SHOP - EVEN BIGGER THAN WHAT MR POWERS IS
REQUESTING.

NO, I DO NOT SUPPORT THIS REQUEST:


Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

MICHAEL GOME MAYELLA GOME

SIGNATURE(S):


Mayella Gome

YOUR TAX PARCEL NUMBER: 107-68-179-01-5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 2 on October 3, 2018. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Tuesday, October 2, 2018.

RETURN TO: Peter Gardner – Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

SEP 6 0 2018

PLANNING

BOA 2 Agenda Template

6. 2.

Meeting Date: 10/03/2018

BA2-18-02 (Hammond)

Submitted By: Peter Gardner, Community Development

Department: Community Development

Division: Development Services

Presentation: No A/V Presentation

NAME Peter Gardner

of PRESENTER:

TITLE Planner II

of PRESENTER:

Agenda Item Text:

BA2-18-02 (Hammond) The Applicant is requesting a Variance to Section 1004.03 of the Zoning Regulations, which requires all structures in an MH-72 Zoning District to be set back no less than 20 feet from all property lines.

Background:

In the MH-72 zoning district, all structures must be setback a minimum of 7.5 feet from a residential zoning district. The applicant is requesting to construct a carport awning approximately one foot from the northwest property line. The subject parcel, 107-71-058, is located at 3866 S. Ironwood Circle in unincorporated Sierra Vista, Arizona. It is further described as being situated in Section 19 of Township 22 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Billey Hammond.

Attachments

Staff Report

Attachments



**Cochise County
Community Development**

Development Services Department

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Board of Adjustment, District 2
FROM: Peter Gardner, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: Docket BA2-18-02 (Hammond)
DATE: September 25, 2018 for the October 3, 2018 Meeting

APPLICATION FOR VARIANCE

Docket BA2-18-02 (Hammond)

The Applicant is requesting the following variance:

1. In the MH-72 zoning district, all structures must be setback a minimum of 7.5 feet from a residential zoning district. The applicant is requesting construct a carport awning approximately one foot from the northwest property line

The subject parcel, 107-71-058, is located at 3866 S. Ironwood Circle in unincorporated Sierra Vista, Arizona. It is further described as being situated in Section 19 of Township 22 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Billy Hammond.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 0.18-acres (7,830-square feet)
Zoning: MH-72 (Multiple Household Residential; one dwelling per 7,200 square feet)
Growth Area: Category A (Urban Growth Area)
Plan Designation: Neighborhood Conservation
Area Plan: None
Existing Uses: Manufactured Home
Proposed Uses: Same

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	MH-72	Manufactured Homes
South	MH-72	Manufactured Homes
East	County Maintained Road/MH-72	S. Ironwood Circle/Manufactured Homes
West	VDR (City High Density Residential)	Vacant

Planning, Zoning and Building Safety

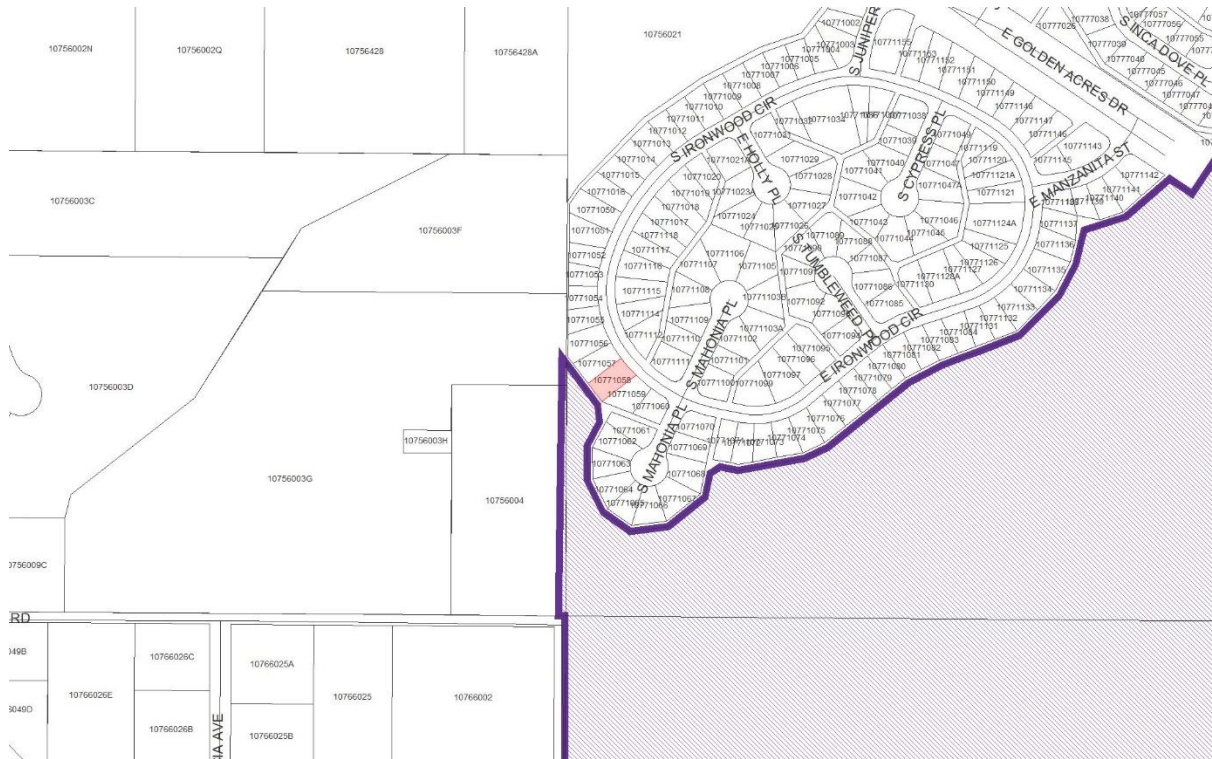
1415 Melody Lane, Building E
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Highway and Floodplain

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 floodplain@cochise.az.gov

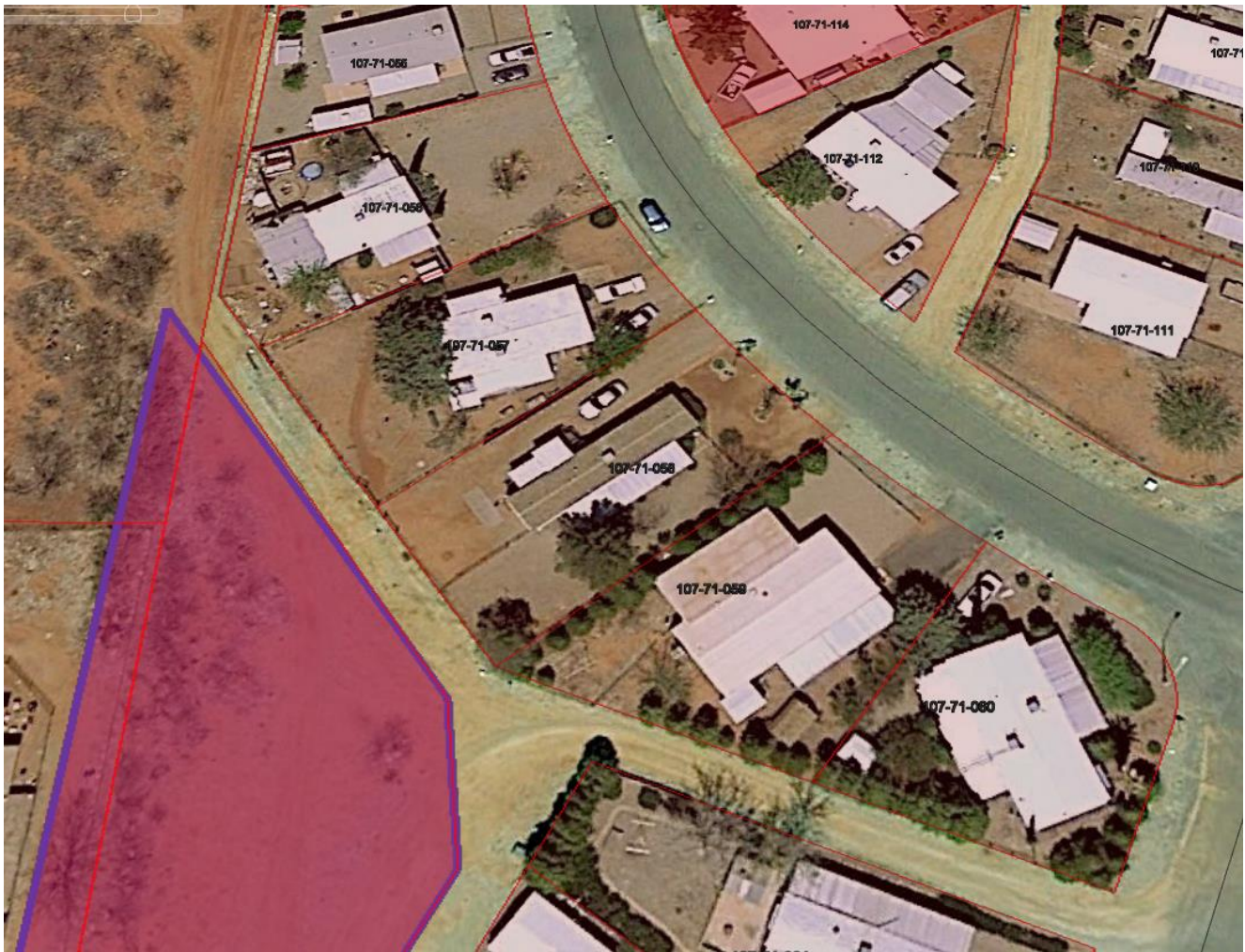
II. SITE HISTORY

- 1982 – Manufactured Home installed



III. PROJECT DESCRIPTION

The Applicant proposes to construct a 19'x31' carport awning adjacent to the existing manufactured home, on the northwest side. This will result in the carport being less than the required 7.5' from the property line.



IV.

ANALYSIS OF IMPACTS

The project site is within a high-density neighborhood, characterized by numerous attached and detached accessory structures that are not compliant with the setback requirement. In this case, directly across the property line is a similar structure. An existing wooden privacy fence separates the area in question. Whether permitted by variance, built prior to zoning, or built without permits, such reduced setbacks are prolific in the neighborhood, which has not cause negative impacts to the area. Considering these factors, Staff finds that the proposed setback reductions will have minimal negative impacts on the neighborhood.



The proposed location of the carport.



Looking from the street by the adjacent, impacted property.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet on August 30, 2018. Staff posted the property on September 18, 2018 and published a legal notice in the *Benson Range Sun-News* on the same date. To date, the Department has received two letters in support of the request.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variance

1. The proposed setbacks will be similar in character to the surrounding area; and
2. The proposed request will not create negative impacts on the affected properties; and
3. Two letters of support have been received.

Factor Against Approving the Variance

None

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 BA2-18-02, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*



**Cochise County
Community Development**

Development Services
Public Programs...Personal Service
www.cochise.az.gov

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: 107-71-058
- 2. Address of parcel: 3866 S. IRONWOOD CIR SIERRA VISTA, AZ 85650
- 3. Area of Parcel (to nearest tenth of an acre): 0.18
- 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.
14' X 64' MOBILE HOME

- 6. Describe all proposed uses or structures, which are to be placed on the property.
AWNING AND / OR CARPORT 18'-19' X 31'

- 7. State the specific nature of the variance or variances sought.
TO BE PLACED TO THE EXISTING PRIVACY FENCE
REDUCTION IN REQUIRED SET BACK

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

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520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

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.

STAYING 9 1/2' FROM PROPERTY LINE WILL NOT ALLOW THE WIDTH TO DO THE AWNING

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.

BECAUSE PRIMARY FENCE SETS 18"-20" FROM ORIGINAL PROPERTY LINE

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

<u>PROPERTY OWNER</u>	<u>MAIL ADDRESS</u>
-----------------------	---------------------

BILLY HAMMOND	3866 S. IRONWOOD CIR. SIERRA VISTA, AZ 85650
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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

Billy Hammond	3866 S. IRONWOOD CIR. SIERRA VISTA, AZ 85650	8/28/15
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APPLICANT'S PHONE NUMBER 816-674-6207

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.

Variance request Docket BA2-18-02 (Hammond)

X YES, I SUPPORT THIS REQUEST

Please state your reasons:

They need cover for ^{there} ~~there~~ car and it won't hurt anything.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

[Empty lines for reasons]

(Attach additional sheets, if necessary)

PRINT NAME(S): James White Bobbie White

SIGNATURE(S): James White Bobbie J. White

YOUR TAX PARCEL NUMBER: 10771114 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 2 on October 3, 2018. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Tuesday, October 2, 2018.

RETURN TO: Peter Gardner - Planner II Cochise County Planning Department 1415 Melody Lane, Building E Bisbee, AZ 85603

COCHISE COUNTY

SEP 6 0 2018

PLANNING

Variance request Docket BA2-18-02 (Hammond)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

AN approved GARPORT will increase
the property value, and benefit the
community as a whole.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

J. A. Lindemann
3840 MAHONIA PL.

YOUR TAX PARCEL NUMBER: 10771108 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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