



Cochise County Community Development

Development Services Department

Public Programs...Personal Service
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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