



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>
--------------------------------	----------------	-------------

<u></u>	<u>4839 S SANTA CLAUS 85650</u>	
---	---------------------------------	--

APPLICANT'S PHONE NUMBER 208-484-2658

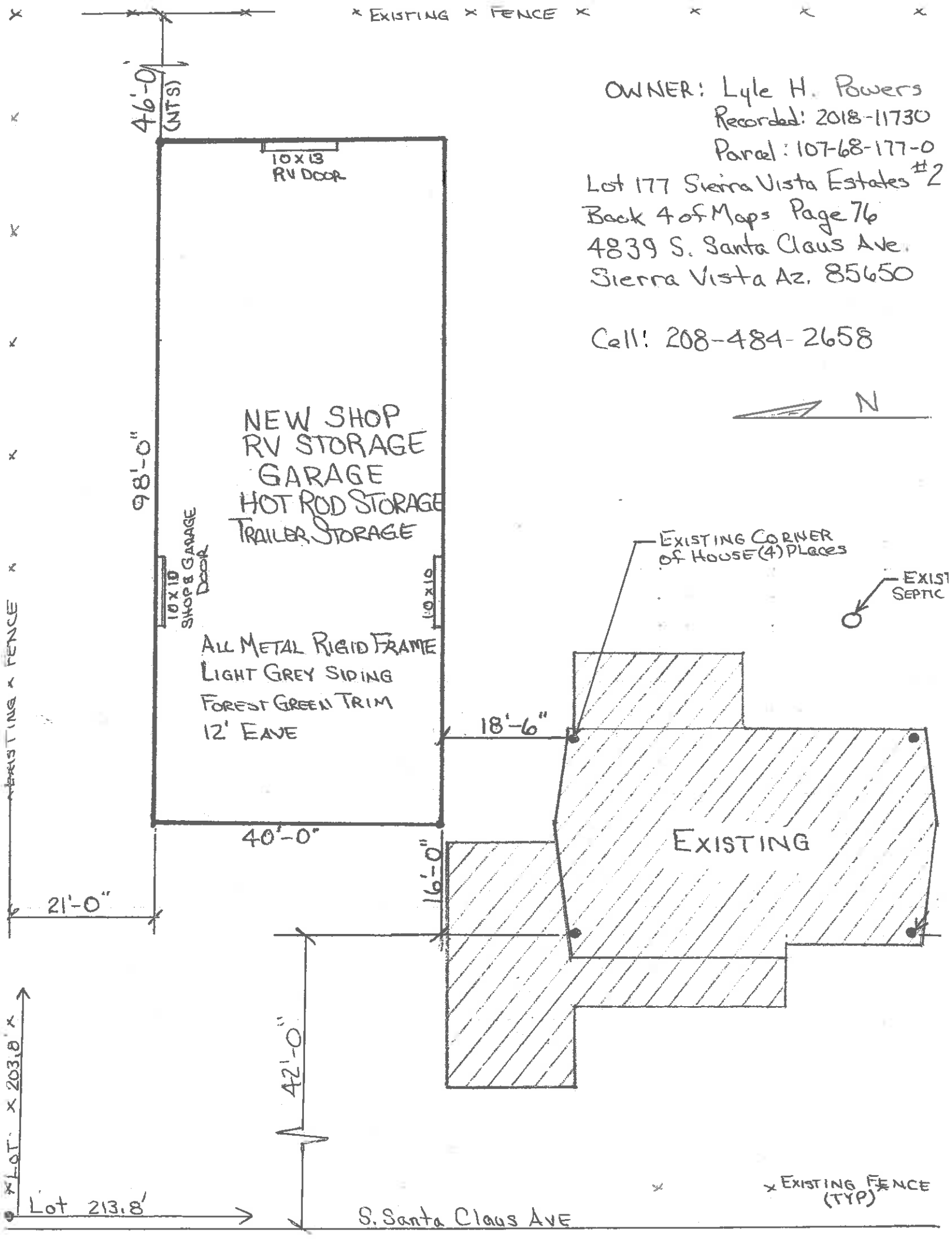
APPLICANT'S EMAIL ADDRESS LHP2658@GMAIL.COM

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

16'-0"

40'-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	2-28-18
4856 SANTA CLAUS	[Signature]	OWNER	7/28/18

Variance request Docket BA2-18-01 (Powers)

X 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:

(Empty lines for reasons)

(Attach additional sheets, if necessary)

PRINT NAME(S):

MICHAEL GOME MANUELA GOME

SIGNATURE(S):

Manuela 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