



# 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**

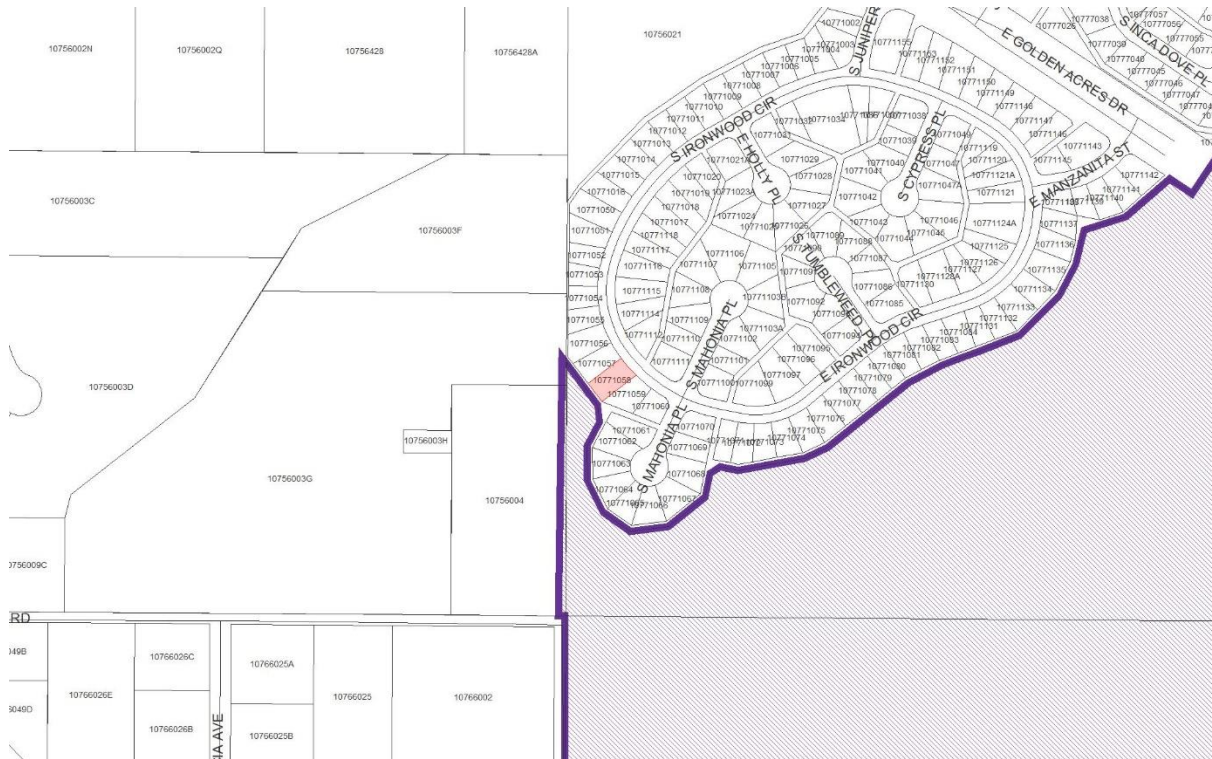
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

#### **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

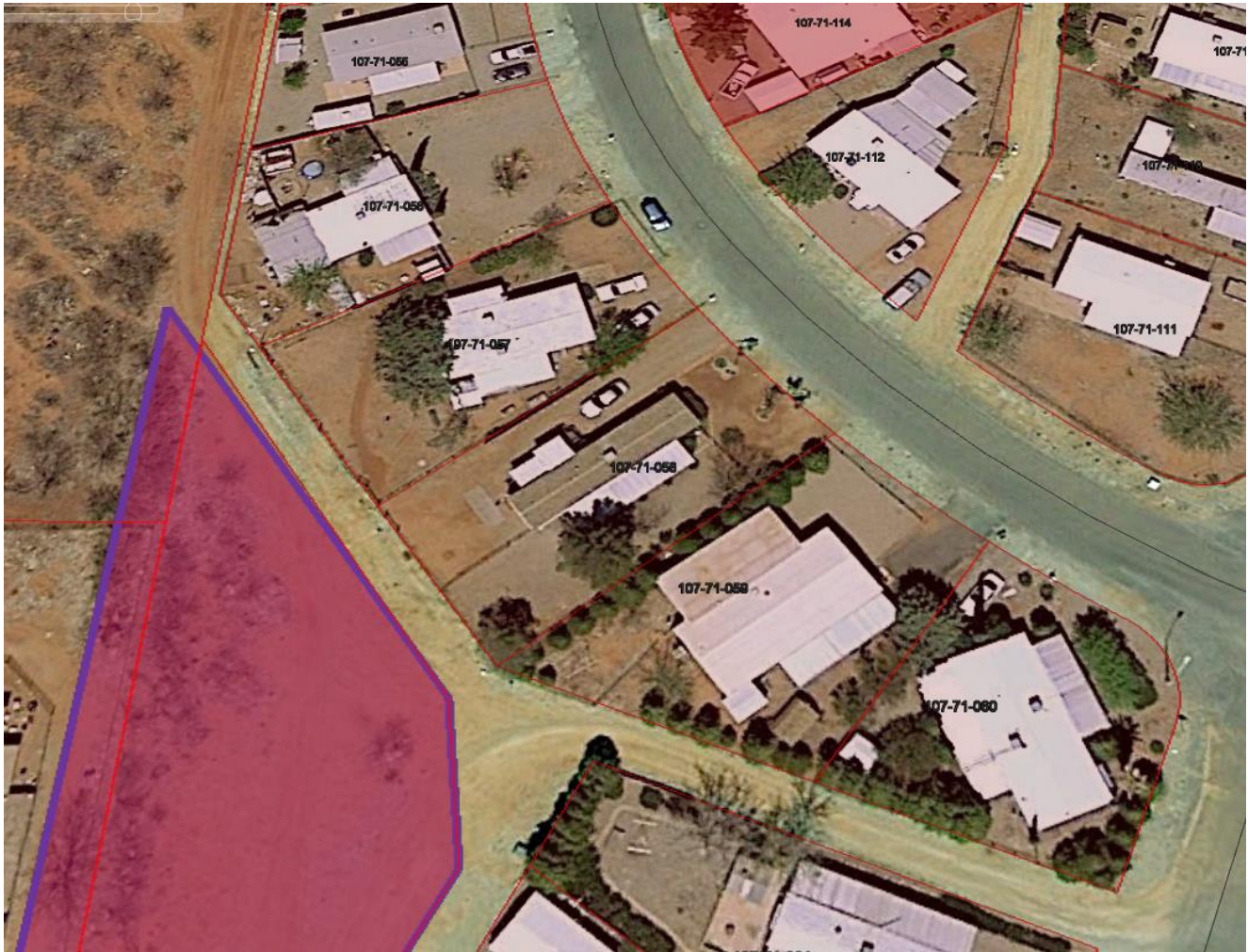
**II. SITE HISTORY**

- 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.*