



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

12/10?

APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT _____.

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District _____

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: 121-18-060 121-18-021
2. Address of parcel: 453 Mecham Dr.

3. Area of Parcel (to nearest tenth of an acre): 2.04 Acres
4. Zoning District designation of Parcel: R-36
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.
2 MH occupied by a couple and the mother of the Man, Don Welber.

6. Describe all proposed uses or structures, which are to be placed on the property.
Homes, storage of classic cars

7. State the specific nature of the variance or variances sought.
Build a 3000sqft metal building

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.

The owner/contractor has purchased the 3,000 sq ft building already for \$36,000.

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 owner owns several of the adjacent lots and nobody else can see the new shop from there home. Large trees also block the view from others.

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>

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

 11/9/12 PO Box 2212 Benson AZ 85602

APPLICANT'S PHONE NUMBER 520 221 0025

APPLICANT'S EMAIL ADDRESS calab@omconstructaz.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.

2103.02 Variances

The Board of Adjustment may grant a variance from the terms of these Zoning Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such variance the general intent and purposes of the Zoning Regulations will be preserved. It shall be the responsibility of the applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

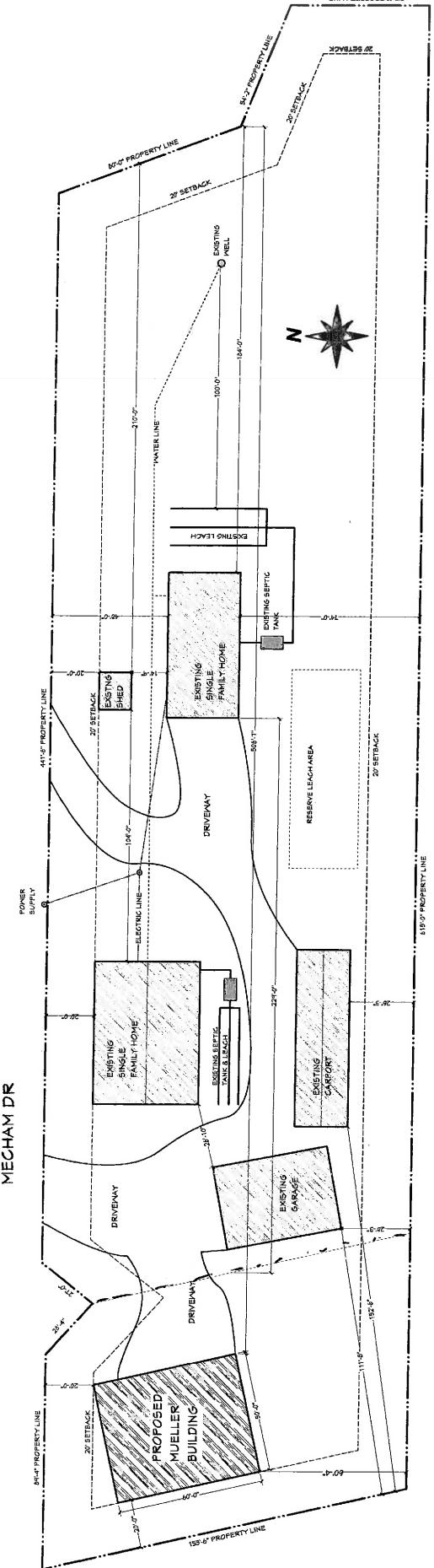
These zoning regulations are generally intended to yield results that are in compliance with all other applicable laws. A request for a "reasonable accommodation" in these regulations, pursuant to any federal or state housing law or other similar legislation, as may be necessary to afford an equal opportunity to housing under any such law, shall be considered to be an appropriate condition for a variance from the strict application of these zoning regulations. The Board of Adjustment is authorized to grant any such variance, to the extent that any such accommodation is required pursuant to any applicable state or federal law.

Any decision of the Board of Adjustment allowing a variance shall be considered for revocation by the Board of Adjustment if substantial construction, in accordance with the plans for which such variance was granted, has not been initiated within 12 months of the date of approval, building permit issuance, or if judicial proceeding to review the Board of Adjustment's decision has been instituted, 12 months from the date of entry of the final order in such proceedings, including appeals. Additionally, if any of the conditions of the variance approval are not complied with within 12 months or within the time period set by the Board, it shall be revoked after 30 days notice to the owner and applicant, unless a request for a review hearing before the Board of Adjustment is made by the applicant within this 30 day appeal period. The Board of Adjustment may grant reasonable extensions to the time limits upon a hearing pursuant to a timely written request by the applicant.

ENGINEER
NATHAN GOLDMAN
2285 N SUNSET AVE
BENSON, AZ 85602
CELL: 520-382-0011
THCONSTRVCS@POWERC.NET

WEBER BUILDING

DRAFTED BY:
NATHAN GOLDMAN



SITE PLAN
SCALE: 1" = 20'-0"

OWNERS:
DON & DEBRA WEBER

SITE LOCATION:
483 MECHAM DR
ST DAVID, AZ 85630

SITE INFO:

- PARCEL # = 121-18-000 & 121-18-021
- PROPERTY SQ FOOTAGE .. = 80,822 SQ FT
- MINIMUM BERTHBACKS = 2.01 ACRES
- FRONT SETBACKS = 20'-0"
- SIDE SETBACKS = 20'-0"
- REAR SETBACKS = 20'-0"
- MIN LOT AREA = 35,000 SQ FT
- ZONING = R-36

CODE REVIEW:

BUILDING CODE 2012 IRC

PAGE INDEX:

- A1- SITE PLAN
- A2- FOUNDATION PLAN

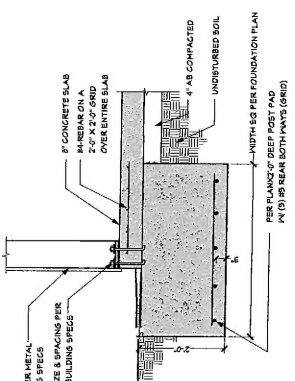
WEBER BUILDING

FOUNDATION NOTES:

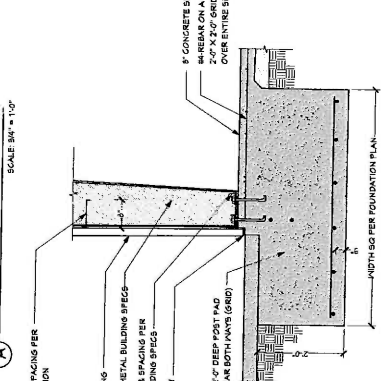
1. UNLESS INDICATED BY LICENSED CONTRACTOR FOUNDATION SHALL BE TYPICAL FOR THIS PROJECT.
2. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC.
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10. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC.

VERIFY THE FOLLOWING PRIOR TO POURING:

1. ALL HOLDINGS, STRUT, AND POST LOCATIONS.
2. CONCRETE FINISHES.
3. UNDERSLAB MECHANICAL REQUIREMENTS.
4. UNDERSLAB ELECTRICAL REQUIREMENTS AND PANEL RELOCATION - WHERE APPLICABLE.
5. VERIFY THE FOLLOWING:
 - a. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC.
 - b. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC.
 - c. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC.
 - d. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC.
6. SLOPE FINISH GRADE AWAY FROM FOOTING.

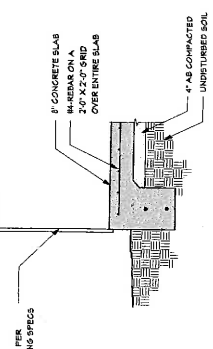
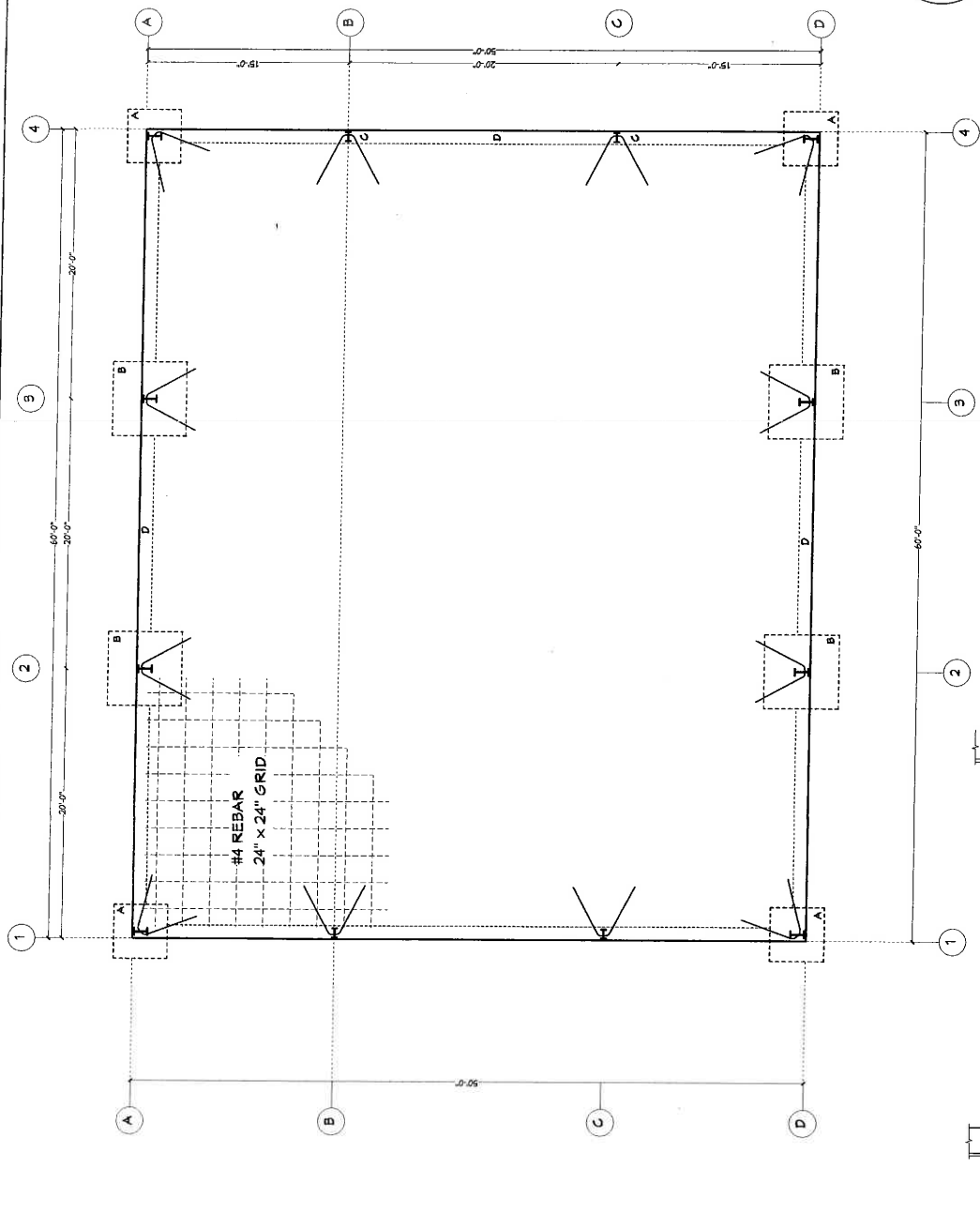


POST PAD
SCALE: 3/4" = 1'-0"

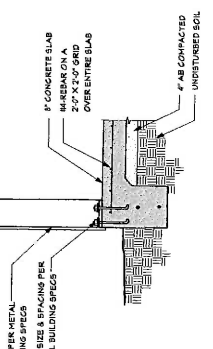


POST PAD
SCALE: 3/4" = 1'-0"

- A = 4'-0" X 4'-0" X 2'-0" POST PAD W/ (3) #4 REBAR BOTH WAYS (GRID)
- B = 8'-6" X 5'-6" X 2'-0" POST PAD W/ (3) #4 REBAR BOTH WAYS (GRID)
- C = 1'-0" X 1'-0" X CONT. FTG W/ (2) #4 CONTINUOUS
- D = 1'-0" X 1'-0" X CONT. FTG W/ (2) #4 CONTINUOUS



FTG
SCALE: 3/4" = 1'-0"



FTG
SCALE: 3/4" = 1'-0"

FOUNDATION PLAN
SCALE: 3/4" = 1'-0"

SQUARE FOOTAGE
LIVING AREA: 1430
BACK PORCH: 950
TOTAL: 2380

ENGINEER: GEORGE F. LONGWORTH, PE
REGISTERED PROFESSIONAL ENGINEER
NO. 51808-CA
2285 N SUNSET AVE
DENSON AZ 85022
CELL: 520-828-0111
FAC: 520-828-0111
gpl@geofflongworth.com

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WEBER BUILDING

CONTRACTOR: DENSON, AZ
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