



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: Robert Kirschmann, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: Docket BA2-19-01 (Hall)
DATE: January 23, 2019 for the January 30, 2019 Meeting

APPLICATION FOR VARIANCE

Docket BA2-19-01 (Hammond)

The Applicant is requesting the following variance:

In the RU-4 zoning district, all structures must be setback a minimum of twenty (20) feet from the property line. The applicant is requesting to construct a garage/shop approximately ten (10) feet from the east property line due to constraints presented by the Tombstone Aqueduct and the existing septic system.

The subject parcel, 107-47-118, is located at 7827 E. Sierra Bonita Lane in unincorporated Sierra Vista, Arizona. It is further described as being situated in Section 11 of Township 22 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicants are Jarrod and Brittany Hall.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 4.02 Acres
Zoning: RU-4 (Rural; one dwelling per 4 acres)
Growth Area: Category D (Rural)
Plan Designation: Rural Residential
Area Plan: None
Existing Uses: Single Family Home
Proposed Uses: Same, with new shop/garage

Surrounding Zoning and Uses

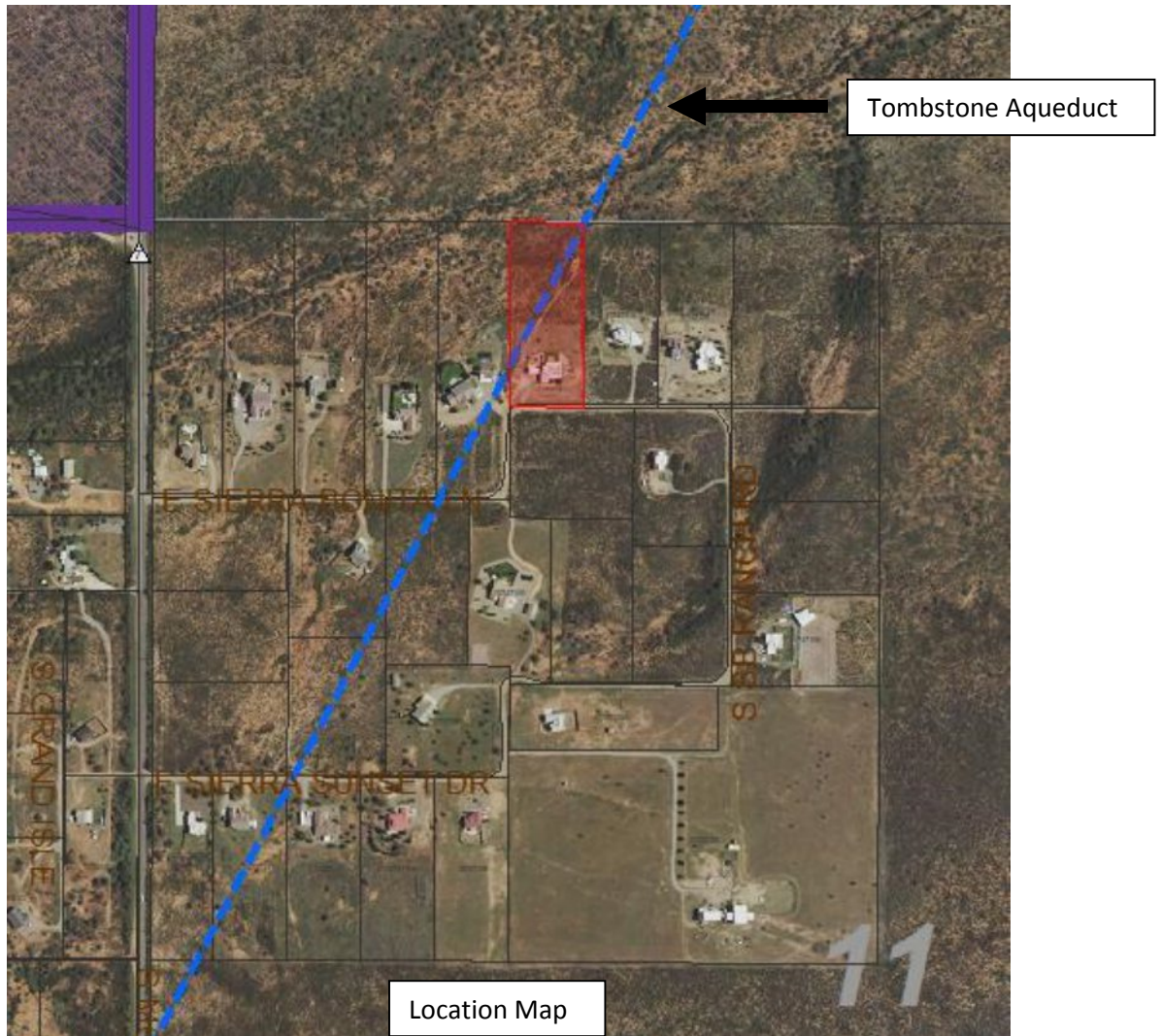
Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant
South	RU-4	Vacant/single family homes
East	RU-4	Single family homes
West	RU-4	Vacant

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

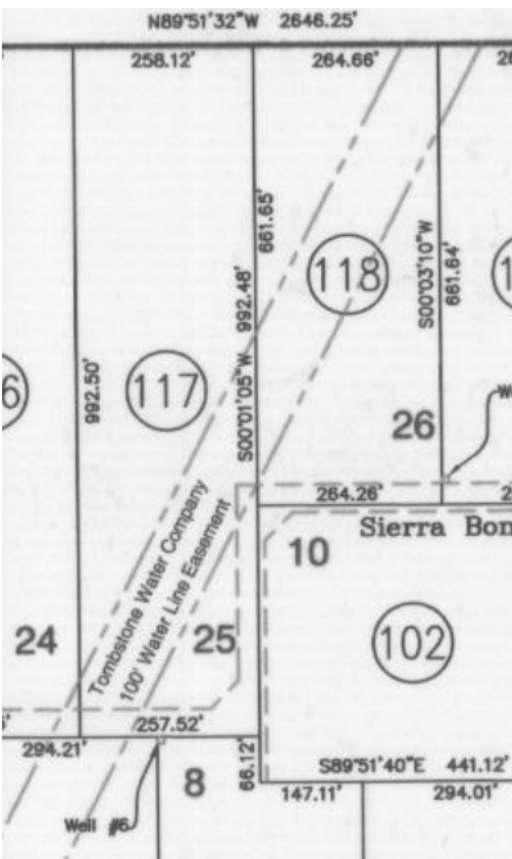
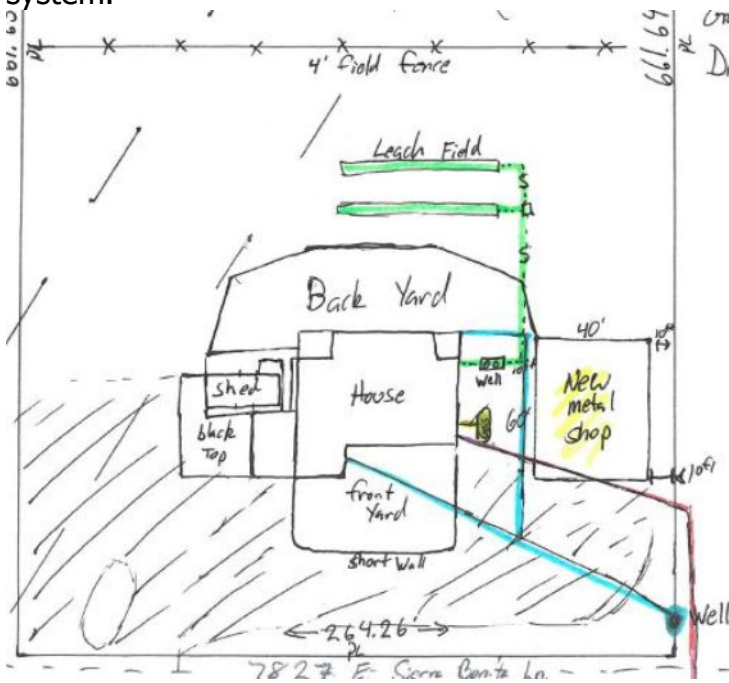


II. SITE HISTORY

- 2014 – Roof mounted solar
- 2007- 500 Square foot storage building
- 2005- 2,200 square foot garage, 800 square foot garage and 700 square foot patio

III. PROJECT DESCRIPTION

The applicant is requesting construct a garage/shop approximately ten (10) feet from the east property line due to constraints presented by the Tombstone Aqueduct and the existing septic system.



IV. ANALYSIS OF IMPACTS

The project site is within a rural residential neighborhood, characterized by numerous attached and detached accessory structures. Though most appear to comply with the required setbacks, this property is encumbered by the Tombstone Aqueduct (a 100' wide easement), which cuts through the property diagonally. The easement creates an unusual circumstance for this property. Additionally, the septic system also interferes with location the shop/garage in other areas of the property. There has been no public input received. Considering these factors, Staff finds that the proposed setback reduction will have minimal negative impacts on the neighborhood.



Proposed Location of shop

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet on January 14, 2019. Staff posted the property on January 14, 2019 and published a legal notice in the *Benson Range Sun-News* on January 16, 2019. To date, the Department has received no letters in support or opposition.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variance

1. The property includes a 100-foot easement for the Tombstone Aqueduct, and
2. The existing septic system further limits the area that a structure could be constructed, and
3. The proposed request will not create negative impacts on the affected properties.

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 BA2-19-01, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*