



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 2
FROM: Peter Gardner, Planner I
For: Daniel Coxworth, Development Service Director
SUBJECT: Minutes of the Regular Meeting of January 3, 2018
DATE: January 4, 2018

Members Present:

Albert Young, Chair
Any Salaiz, Member
Estelle Lawson, Member

Staff Present:

Peter Gardner, Planner I
Robert Kirschmann, Planner II

Others Present:

Priscilla Vilhauer, Applicant
Jesus Javier Enriquez, Applicant

These minutes for the BA2 meeting held on January 3, 2018, are complete only when accompanied by the memoranda for said meeting dated January 3, 2018.

Call to Order / Roll Call:

Chair Albert Young called the meeting to order at 6:00 p.m. at the Board of Supervisors' Executive Meeting Room at the County Complex in Bisbee. He noted that all three Board members were present, establishing that the Board had a quorum and could proceed. Ms. Lawson made a motion to approve the minutes of the December 6, 2017 regular meeting. Mr. Salaiz seconded the motion, and the vote was 2-0 to approve the minutes of the December 6, 2017 meeting with Mr. Salaiz abstaining.

Chair Young explained the procedures of the meeting to those present.

NEW BUSINESS

Docket BA2-17-03 (Vilhauer):

The Applicant is requesting the following variance:

Stables/ barns (both enclosed and unenclosed), corrals, piles of manure, and areas where livestock may concentrate are required to be setback from the property line a minimum of 50-feet. The applicant is requesting to construct a horse barn and corals. To accommodate the proposal the Applicant is requesting the following variances:

- Ten-foot setback from the northern property line
- Twenty-five-foot setback from the western property line

The subject parcel, 107-68-146, is located at 5016 S San Fernando in unincorporated Sierra Vista, Arizona. It is further described as being situated in Section 13 of Township 22 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Priscilla Vilhauer.

Chair Young called for the Planning Director's presentation on the Docket.

Robert Kirschmann Planner II, delivered the report on behalf of the Planning Director, illustrating the facts of the case, as well as the staff recommendation, utilizing photos, maps and other visual aids. He explained the background of the case and the circumstances surrounding the Variances requested under consideration.

Mr. Young noted that the Applicants were present and invited her to make a statement. Ms. Vilhauer explained the rationale behind her request, and how it would not produce impacts on other properties.

Mr. Young opened the public hearing.

There being no speakers present, Mr. Young closed the public hearing, and asked for Staff's recommendation. Mr. Kirschmann offered factors in favor and against approval and indicated that Staff recommended Approval of the Variance request. Ms. Lawson made a motion to approve the Variances as recommended by Staff. Mr. Salaiz seconded, and the motion passed 3-0, resulting in granting of the request.

Docket BA2-17-04 (Enriquez):

The Applicant is requesting the following variance:

- In the GB zoning district, all structures must be setback a minimum of 40 feet from a residential zoning district. The applicant is requesting to install a manufactured home 39-feet from the north property line, 16 feet from the west property line, and 4 feet from the east property line.

The subject parcel, 408-23-003B, is located at 2027 N. I Avenue in unincorporated Douglas, Arizona. It is further described as being situated in Section 12 of Township 24 South, Range 27 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Jesus Javier Enriquez.

Chair Young called for the Planning Director's presentation on the Docket.

Peter Gardner, Planner I, delivered the report on behalf of the Planning Director, illustrating the facts of the case, as well as the staff recommendation, utilizing photos, maps and other visual aids. He explained the background of the case and the circumstances surrounding the Variances requested under consideration.

Mr. Young noted that the Applicants were present and invited him to make a statement. Mr. Enriquez explained the rationale behind his request, and how it would not produce impacts on other properties.

Mr. Young opened the public hearing.

There being no speakers present, Mr. Young closed the public hearing, and asked for Staff's recommendation. Mr. Gardner offered factors in favor and against approval and indicated that Staff recommended Approval of the Variance request. Ms. Lawson made a motion to approve the Variances as recommended by Staff. Mr. Salaiz, seconded, and the motion passed 3-0, resulting in granting of the request.

Planning Director's Report:

Mr. Gardner noted that there were no upcoming dockets. Mr. Young adjourned the meeting at 7:1 p.m.