

COCHISE COUNTY

Docket BA2-19-05 (Aldrich)

A Request for Multiple Variances for a Contract Construction
Business in the General Commercial Zoning District

Board of Adjustment, District 2

October 2, 2019



Public Programs...Personal Service

➤ Request: The Applicant is requesting the following variances:

Section 1203.02.A: A request to reduce the required 40 foot setback along the northern property line to ten (10) feet.

Section 1203.02.B: A request to reduce the required 20 foot setback along Sagebrush to five (5) feet.

Section 1804.07: A request to delay providing paved parking until installation of the future office.

Section 1806.02B: A request to not install the required five (5) foot landscape strip along Sagebrush and Santa Elena due to the location of the wall on property line.

➤ Applicant: Mr. and Mrs. Aldrich



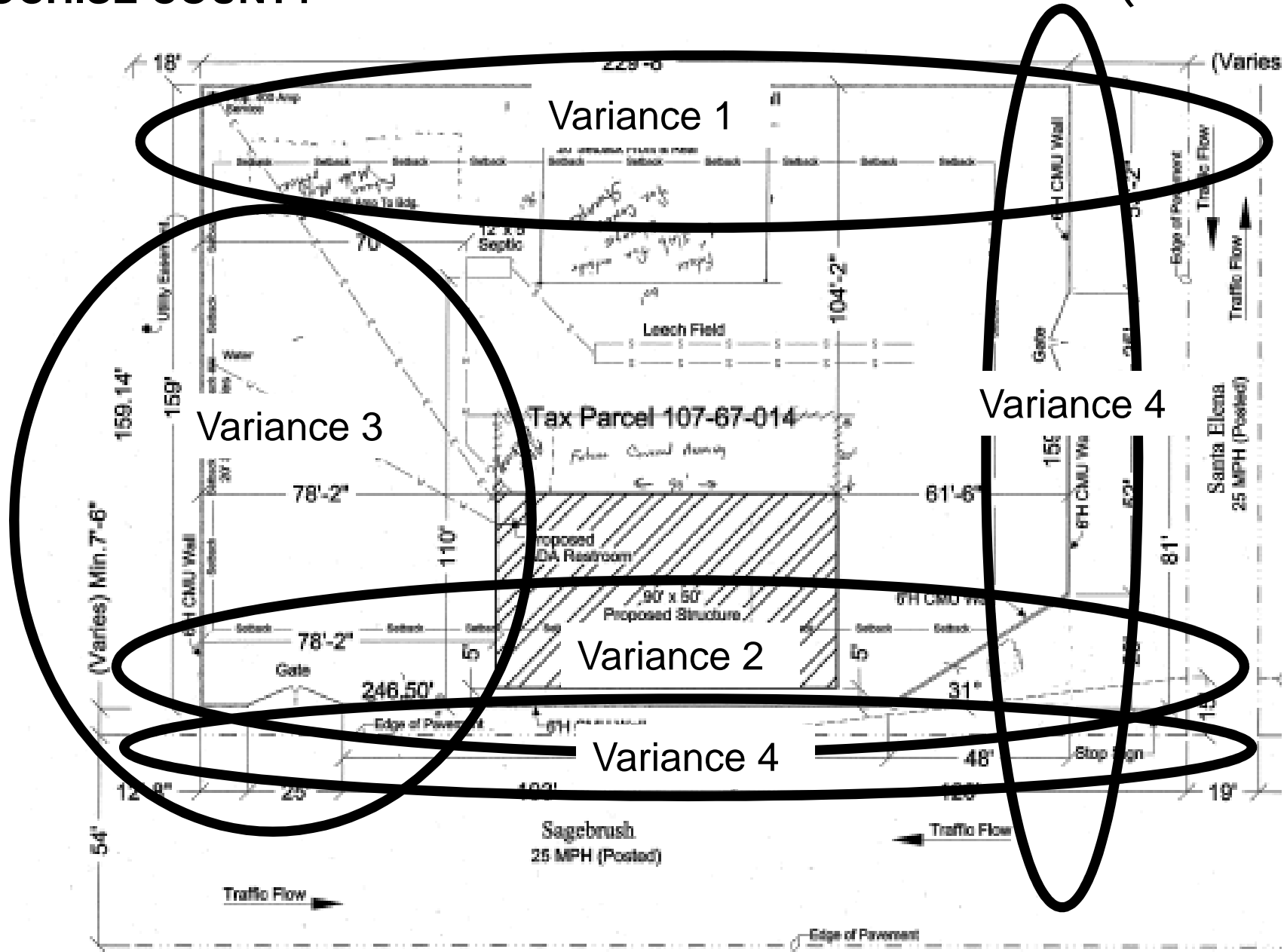
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Location Map

- 5362 Santa Elena
- Parcel # 107-67-014





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Variance 1

Section 1203.02.A: *A request to reduce the required 40 foot setback along the northern property line to ten (10) feet.*

- Previous mobile home
- Use existing utilities
- Location of the septic
- Existing structures on adjacent property



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Variance 2

Section 1203.02.B: A request to reduce the required 20 foot setback along Sagebrush to five (5) feet.

- Location of the septic
- No citizen comment
- Nearby business on property line



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Variance 3

Section 1804.07: A request to delay providing paved parking until installation of the future office.

- Comp Plan requires min of chip seal
- Weight of construction vehicles
- Postpone until the office is constructed



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Variance 4

Section 1806.02B: A request to not install the required five (5) foot landscape strip along Sagebrush and Santa Elena due to the location of the wall on property line.

- Applicant was willing to landscape right-of-way
- Engineering requirements prohibit
- Will landscape corner



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Factors in Favor of Approving the Variance

1. The proposed setback on the north property line is consistent with the adjacent properties;
2. Delaying the paved parking will not have a significant impact since no customers will be visiting the site;
3. The existing septic system in the center of lot limits the area that a structure could be constructed;
4. No comments have been received by nearby residents, and
5. The proposed request will not create negative impacts on the affected properties.

Factor Against Approving the Variance

The variance will allow a metal building to be constructed within five feet of the property line on Sagebrush Road.



COCHISE COUNTY Discussion/ Questions



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 BA2-19-05 granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.

