



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

BA2-19-05
Aldrich

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 2

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: 107-64-014
2. Address of parcel: 5362 Santa Elena, Sierra Vista AZ 85650
3. Area of Parcel (to nearest tenth of an acre): _____
4. Zoning District designation of Parcel: _____
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.

Walled parcel with no structures, 3 coner storage containers and material storage.

6. Describe all proposed uses or structures, which are to be placed on the property.

Phase 1: Metal building to be used for storage
Future Phases: 6" slab to be used for outside storage;
office space; 3 flag poles.

7. State the specific nature of the variance or variances sought.

Requesting 4 variances: 1. Sagebrush setback,
2. North property line setback, 3. Pavement, and
4. Landscape Strip.

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.

See Attached.

In Summary, variances requested will

1. Allow for use of existing septic systems
2. Allow for maximum utilization of property - highest and best development of land.

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.

See Attached.

In Summary, existing block wall was designed to preserve traffic sight lines for safety. Corner area at stop sign to be maintained to further promote visibility at intersection. Placement of buildings within the wall will allow traffic flow within walled area.

10. List the name and address of all owners of the Parcel(s) for which the variance is sought.

PROPERTY OWNER

MAIL ADDRESS

Kathleen & Harley Aldrich

4104 E Cooper St. Ste A

Sierra Vista AZ 85650

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

Harley W. Alorich # 4104 E. Cooper Ste - A Sierra Vista Aug 6, 2019

APPLICANT'S PHONE NUMBER 520-227-6298

APPLICANT'S EMAIL ADDRESS HARLEYALORICH63@gmail.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.

1. Sagebrush Setback:

- Existing wall is on property line and allows for required sightlines for traffic signs.
- Variance will allow existing septic tank and leach line to be utilized.
- Variance will allow space for future awning to be installed on metal building; and will allow space for future slab for storage and office space.
- Placement of building within the existing setback will allow unrestricted movement within the walled area, minimizing the impact to traffic flow on Sagebrush and Santa Elena.

2. North property line setback:

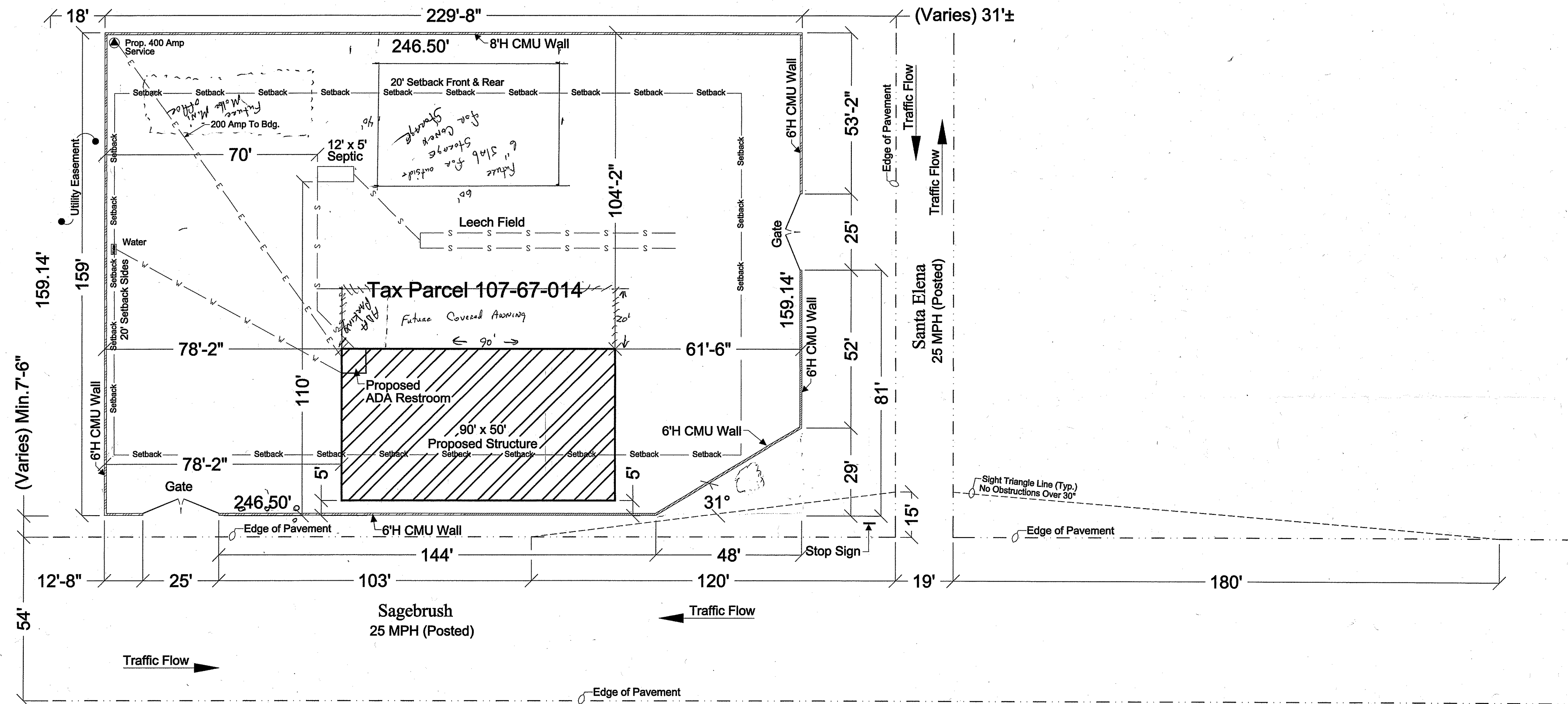
- Future 6" slab to be installed for outside storage. Conex boxes to be positioned on slab. Variance requested to allow space to maneuver between building and slab without encroaching on existing septic system.
- Placement of the slab closer to the property line, a portion of it laying within the existing setback, will leave space between the metal building and the storage slab for individuals and vehicles to move freely within the walled area.

3. Pavement:

- Project is to be built in phases, with office space installed later. Variance on pavement requirements is requested, postponing the installation of pavement until after the installation of the office space.
- ADA parking will be concrete.

4. Landscape Strip:

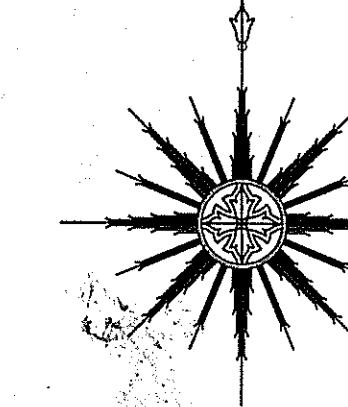
- Most of the wall is on the property line. Except for the corner of the property at the intersection of Sagebrush and Santa Elena, the land between the wall and the road belongs to the county and there is no private land to landscape. Landscaping at the corner will be minimal to preserve the sight line and to improve the visual appeal of the property.



Legend:

- Property Line
- - - Easement (PUE)
- - - Edge of Pavement

North



Plot Plan

Scale: 1" = 20'

Drawn By: de	Project #: 19-02-030	Last Rev: 08-20-19
Date: 08-15-19		
DWG Name: 19030-PP		
Plot Plan		PP

