



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

APPLICATION FOR VARIANCE

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

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT One

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 1

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: 104-08-031M8
2. Address of parcel: 7506 and 7502 S Circle S Drive
Hereford AZ 85615
3. Area of Parcel (to nearest tenth of an acre): 93,320 sq feet
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.

They are residences. Two 1200 sq feet mobile homes and one 150 sq feet shed.

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

No new structures. We are seeking the division of the parcel into two parcels.

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

A division of the lot to allow for two recorded parcels. One will be 43,040 sq feet with one 1200 sq foot mobile home and the other will be 50,280 sq feet with one 1200 sq foot mobile home and one 150 sq foot shed. - See attached

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.

We would like to separate the lot into two parcels for selling purposes. The homes were placed in close proximity for care-giving purposes. The homes are too close to the dividing lines as is noted in the survey. We are asking for a variance for this reason.

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 homes will be in the same location either with or without a variance and they do not cause any trouble for the neighbors. Each home owner would still have good-sized parcels and room for their households. They can choose to move the mobile homes if they wish.

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

PROPERTY OWNER	MAIL ADDRESS
Richard Costello	P.O. Box 4860 Herndon AZ
	85615

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

Richard Costello 7506 S Circle S Drive 6-16-2020
Hartford AZ 85615

APPLICANT'S PHONE NUMBER

520. 255-4140

APPLICANT'S EMAIL ADDRESS

r.costello.home@gmail.com

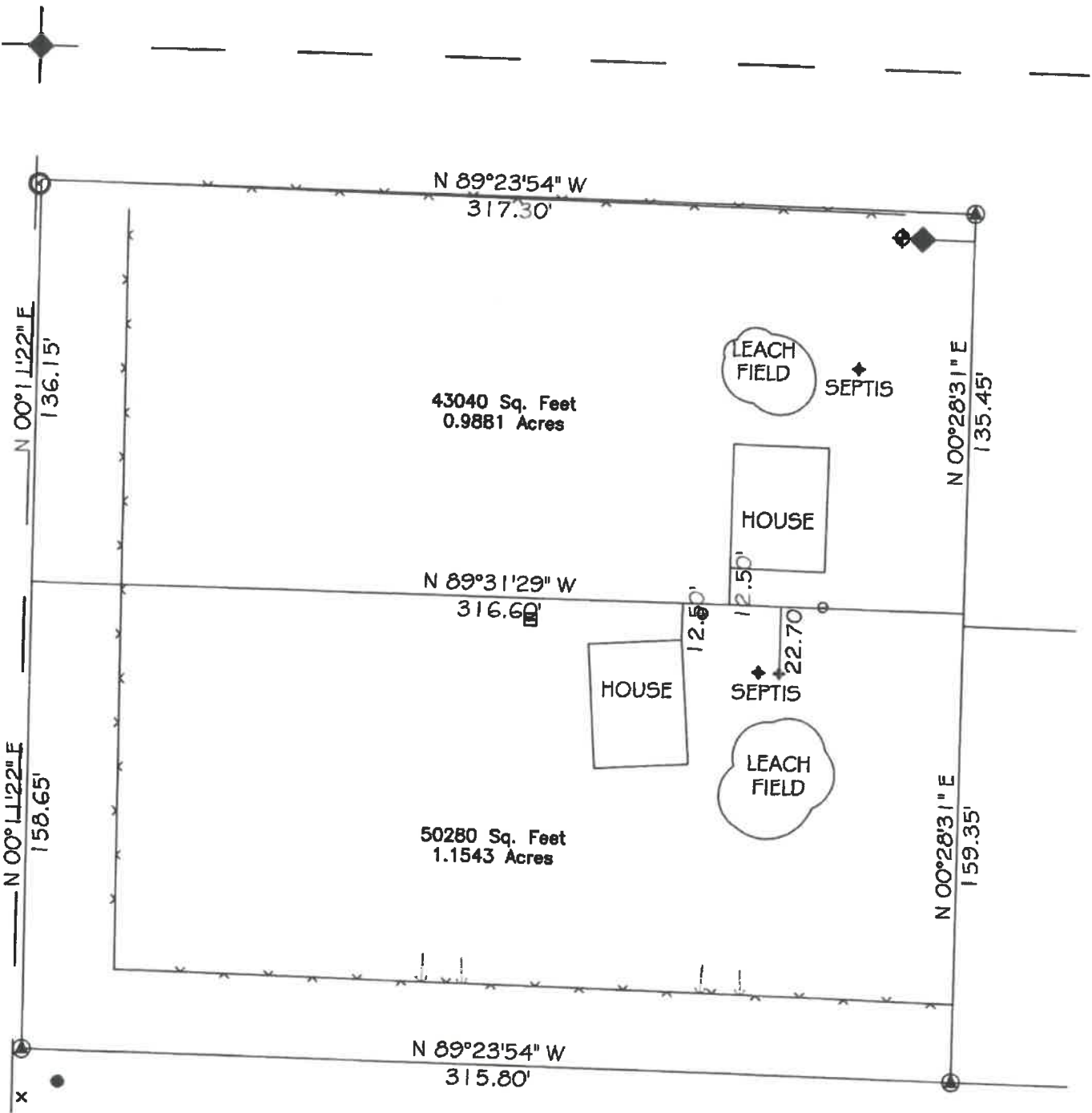
Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of four hundred dollars (\$400) payable to the Cochise County Treasurer. Return to the Cochise 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.



SUTHERLAND SURVEY

Dave Sutherland
LS 30365

Cell: (520) 249-6103 Email: rls30365@gmail.com