

**COCHISE COUNTY**

# **Docket BA1-20-03 (Costello)**

## **Request for a Variance**

Board of Adjustment, District 1

August 18, 2020



***Public Programs...Personal Service***

## COCHISE COUNTY

## BA1-20-03 (Costello)

- Request: Variance to Section 704.03 of the Zoning Regulations, requiring 20 foot setbacks
- The subject property is located at 7506 and 7502 S. Circle Drive, Hereford
- Parcel Number is identified as 104-08-031M
- The site is approximately 2.10 acres
- The Applicant is Mr. Richard Costello



*Public Programs...Personal Service*

**COCHISE COUNTY**

**BA1-20-03 (Costello)**

**Location**

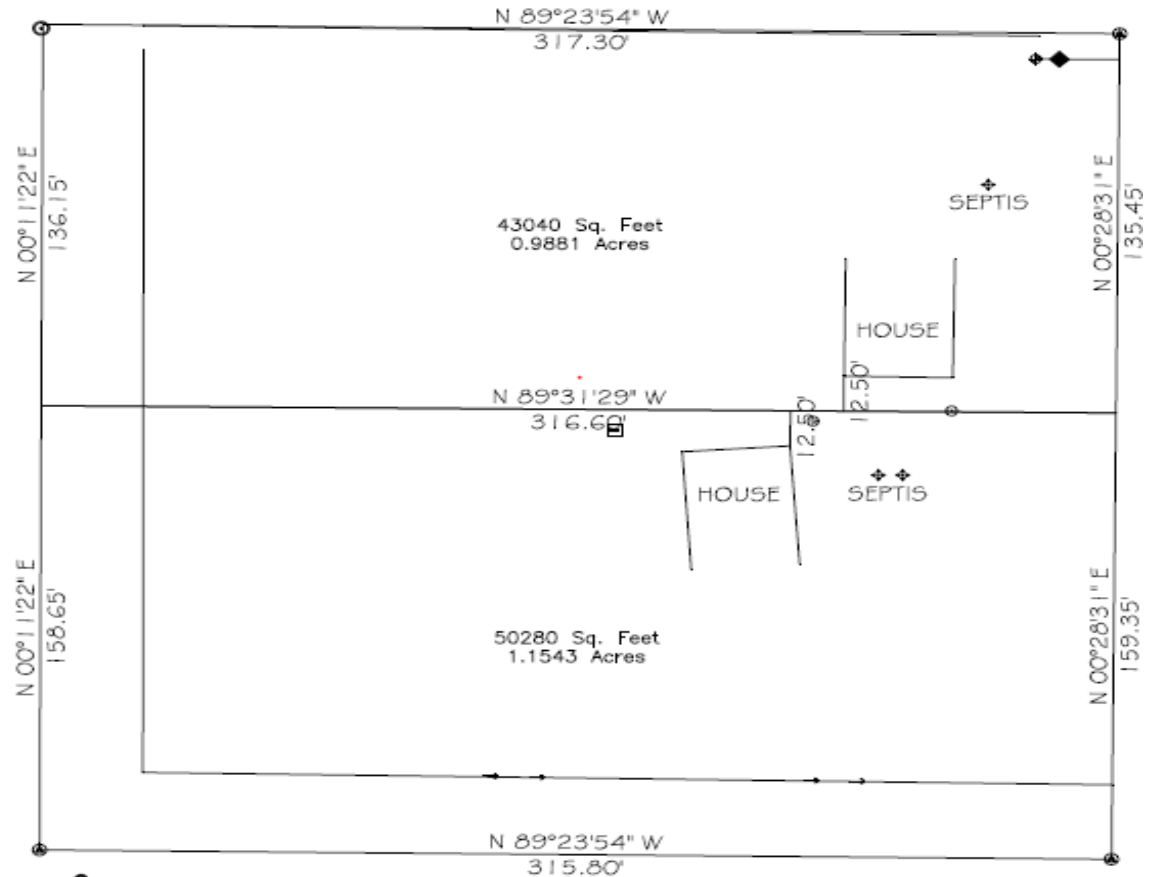


# COCHISE COUNTY

# BA1-20-03 (Costello)

- Two Existing 1,200 square feet mobile homes
- Minor land division required
- Site plan prepared by licensed land surveyor

## Site Plan

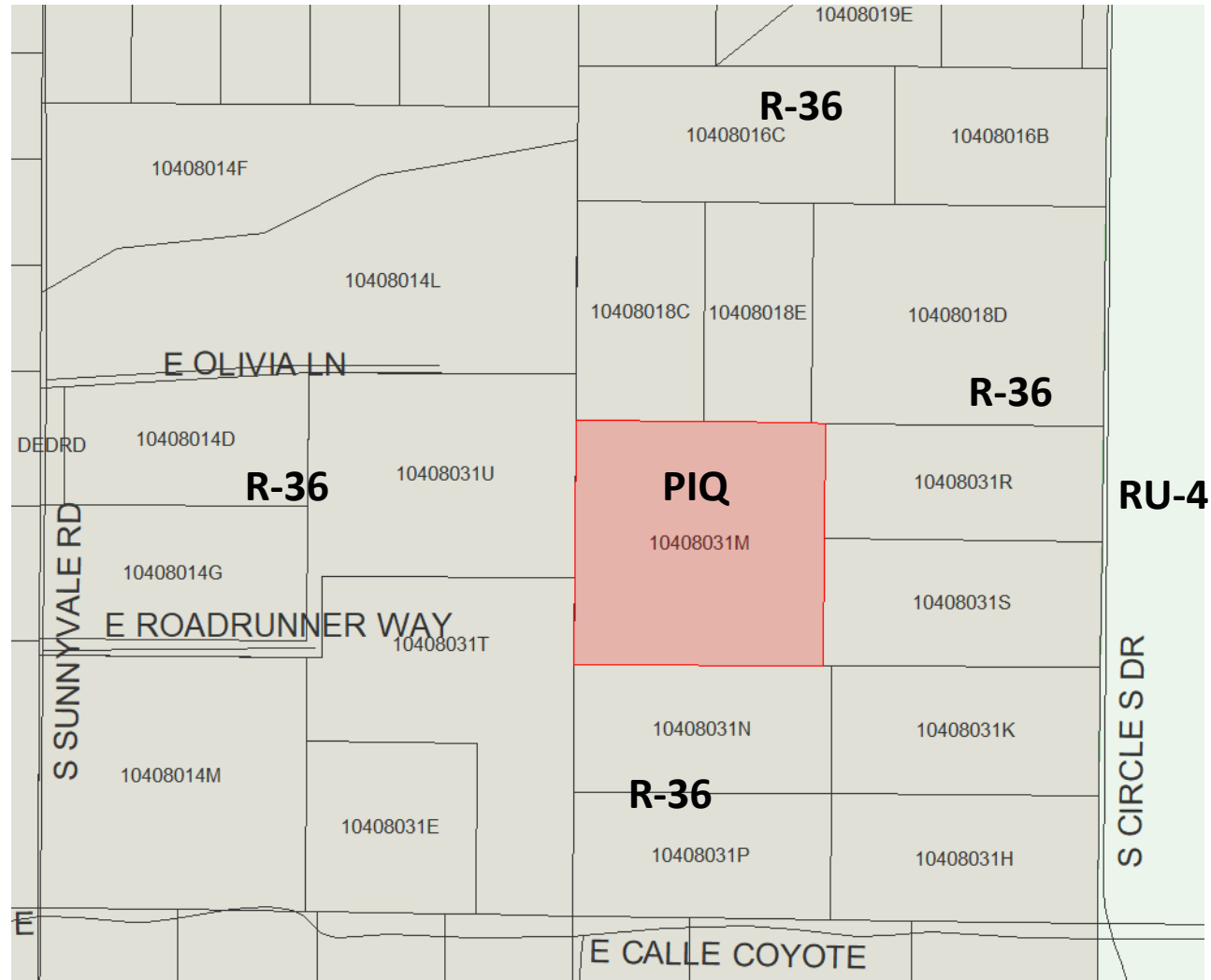




# COCHISE COUNTY

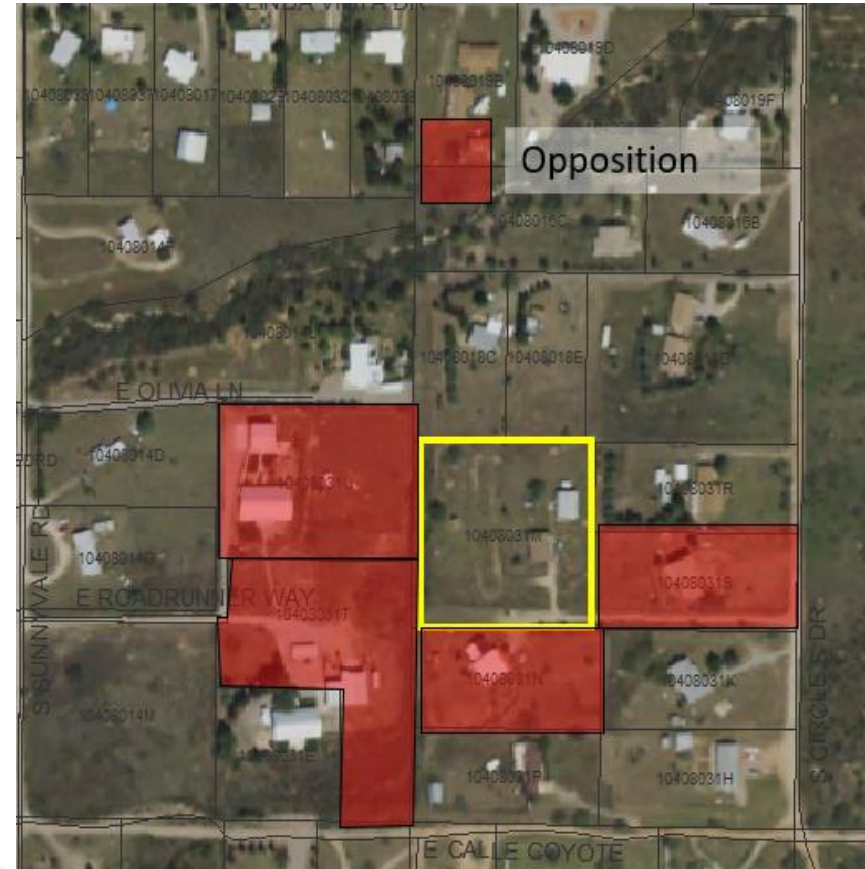
# BA1-20-03 (Costello)

## Zoning



## Public Input

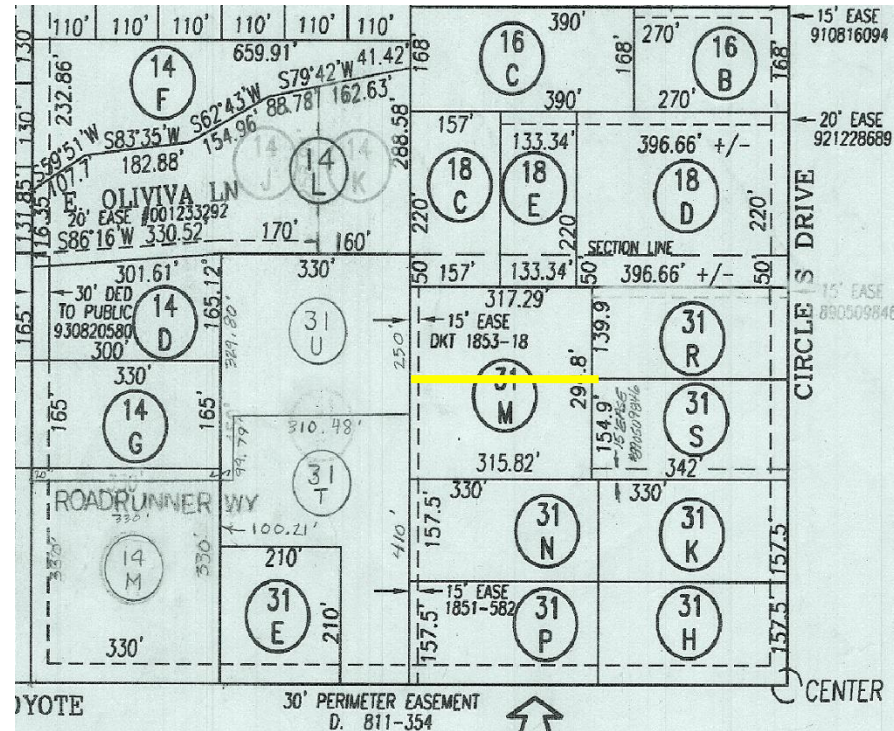
- 4 Letters in opposition
- No letters in support
- Issues cited:
  - Lot split is out of character with neighborhood
  - Access
  - Flooding concerns
  - Homes are out of character with neighborhood
  - Rezoning
  - Reduced property value



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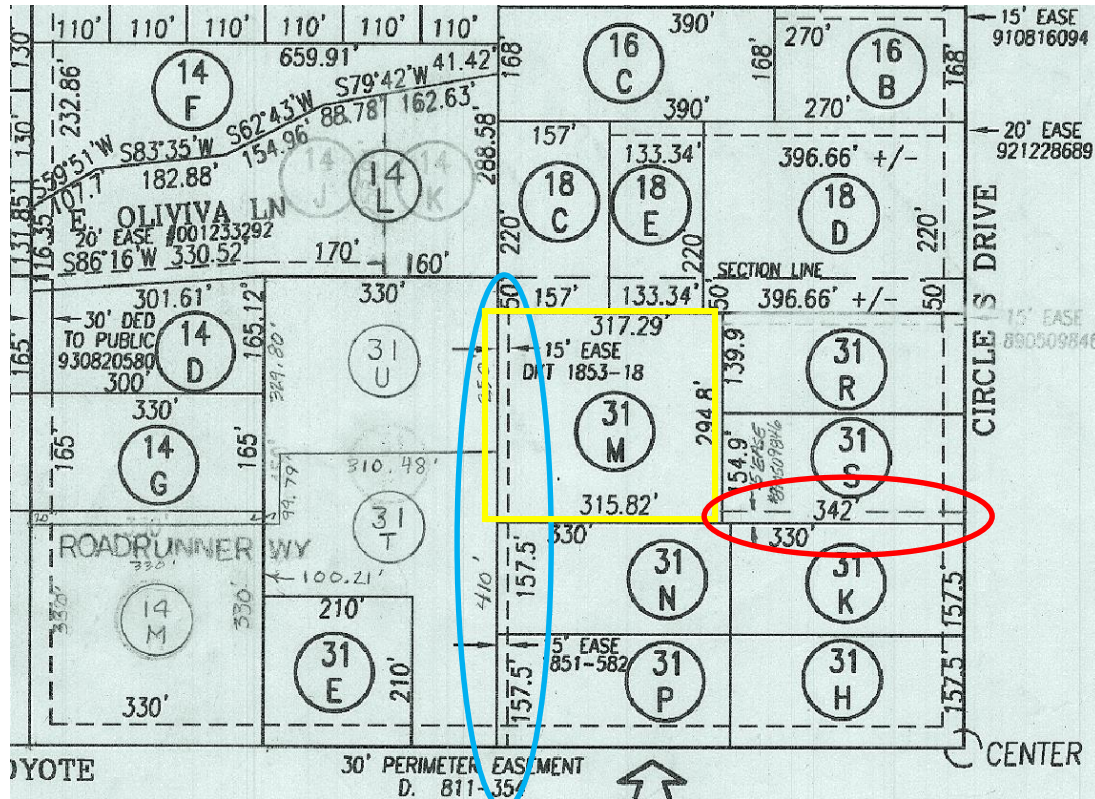
Lot split is out of character with neighborhood



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Access



Flooding concerns



Homes are out of character with neighborhood



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## Rezoning

- This is not a rezoning request

## Reduced property value

- Not a criteria for our review. No changes to homes, but they can be sold



## **Factors in Favor of Approval**

1. Approving the Variance would not change the conditions on the property that have existed for over 18 years;
2. Allowing the Variance does not compromise safety or quality-of-life for area residents.
3. The proposed lot split is in compliance with the Zoning regulations in regards to minimum lot size.
4. The setback to surrounding properties will not be altered.

## **Factor Against Approval**

1. Four letters of opposition were received

**Discussion**



## Recommendation: Approval

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **approval** of the Variance as requested.

*Sample Motion: Ms. Chairman, I move to approve Docket BA1-20-03, granting the Variance as requested by the applicant on parcel 104-08-003M, the Factors in Favor of approval constituting the Findings of Fact.*

