

Variance request Docket BA1-20-03 (Costello)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Please see attached.

(Attach additional sheets, if necessary)

PRINT NAME: ~~Sara~~ DeLolla

SIGNATURE: *Holly*


YOUR TAX PARCEL NUMBER: 104 08 0310 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 1. Upon submitting this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Monday August 3, 2020 .

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
126 West 5th Street, Suite 4
Benson, AZ 85602

Email: rkirschmann@cochise.az.gov

I am writing to oppose the splitting of parcel 104-08-031M (7506 and 7502 S Circle S Drive, Hereford) into two smaller lots, with houses spaced 25 feet from each other, or 12.5' from the property line per your letter dated July 10, 2020 for Docket BA1-20-03 (Costello.) Thank you for the notification of this request.

Please note these oppositions have nothing to do with the current residents, who have been here for roughly 15 years. My limited interactions with them have been positive and they have been good neighbors. My opposition is due to concerns about consistency with the area, property access, and flooding, as outlined below.

My opposition is three fold:

1. The splitting of the parcel is not in line with the character of the neighborhood. The neighboring parcels are all (except for one) larger site built homes on larger parcels, and the two closely spaced smaller mobile homes are already out of character with the neighborhood. (The one non-site built home is a heavily modified, Alaskan-insulated mobile home that appears to be site built until carefully inspected.) The small size of each mobile home, and location to the lot line, makes them less desirable homes, and this will be reflected in the selling price and type of buyer that would accept such housing, leading to a reduction in quality of life and neighborhood values. The earlier situation of ill mother in law in two smaller mobile homes was understood to be a temporary situation, and not to lead to splitting of the parcel for future sale. Note this property went for sale to the public earlier this year, but did not sell, and has since been removed from MLS.
2. There is no access to the proposed northern parcel outlined. There is a utility easement to the west of the parcel, which currently has power overhead and water lines just below the surface, along with overgrown weeds and sinkholes, presumably from the leaky water company lines. This utility easement is adjoining my property, and due to the location and poor quality of the water lines, is not suitable for vehicle access. Access to the proposed northern parcel through the southern parcel would be a solution.
3. The proposed northern parcel sits mostly in a low level area, which could be prone to surface water flooding, and would be unsuitable for building anything larger or different in the future, once the current mobile home becomes uninhabitable. The surface runoff currently pools, undesirably, to the next parcel over to the west, and if this pooling ceases, the northern parcel could become flooded, much like what happened two parcels to the south in the summer of 2011, rendering the property uninhabitable and nine years later, still vacant.

For the three reasons above: out of line with the character of the area, lack of access, and flooding, this parcel should remain as one to provide a buildable and suitable area in the future.

Thank you for your continued work for the betterment of Cochise County.

Holly DeLalla

Parcel 104 08 031U

Variance request Docket BA1-20-03 (Costello)

YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST:

This note is to state my opposition to the splitting of parcel 104-08-031M into two small lots. I am concerned about a few things. The first is that the lot as is has a low point that runs diagonally through it, so there is not a lot of spots to put a house, and if the lot is split in half, the buildable areas are really reduced. The two little trailers work for now. The second is that the little trailers don't match the rest of the houses around the parcel, and making the lots even smaller will be out of line with the area bordering the parcel. So making it smaller will only continue the unmatched look of the parcel. The third issue I have is parcel split leaves one parcel with the tan trailer without a way to or from the trailer, meaning they would want to use the water line easement that borders my parcel. That water line was put in 40 years ago and was done with irrigation pipes just below the surface, so if a car drives on it, there will be issues broken pipes. There are also valve covers sticking up in the overgrown area between the two fences. If the red trailer will not be providing access across their parcel to the tan parcel, the tan parcel is locked in without an access point to the alley that runs down to South Circle S Drive. I think leaving it as one parcel would be the best way to leave the parcel in alignment with the rest of the area. ^{sets, if necessary)}

PRINT NAME:

Tom Harvey

SIGNATURE:

YOUR TAX PARCEL NUMBER:

10408031T

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 1. Upon submitting this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Monday August 3, 2020 .

RETURN TO:

Robert Kirschmann, Planner II
Cochise County Planning Department
126 West 5th Street, Suite 4
Benson, AZ 85602

Email: rkirschmann@cochise.az.gov

Variance request Docket BA1-20-03 (Costello)

COCHISE COUNTY

AUG - 4 2020

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Empty lined area for providing reasons for supporting the request.

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We do not approve of the zoning change. We just were just asked to redo our whole property set up because of a zoning rule and a complaint. They should also have to follow the rules.

Not to mention by the sound of it we would lose property that we are currently paying for?

It would make the value of our home reduced, increase, noise and traffic.

(Attach additional sheets, if necessary)

PRINT NAME: Juliana K Colburn

SIGNATURE: [Handwritten Signature]

YOUR TAX PARCEL NUMBER: 104080318 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 1. Upon submitting this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Monday August 3, 2020 .

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
126 West 5th Street, Suite 4
Benson, AZ 85602

Email: rkirschmann@cochise.az.gov

Variance request Docket BA1-20-03 (Costello)

COCHISE COUNTY

COCHISE COUNTY PLANNING

AUG 4 0 2020

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

2 Acre parcel of land split into 2 with houses only 25 feet apart. This also doesn't cover how far each house will be from the access road for one of the 2 properties. Current access road is between properties 10408031M, 10408031N, 10408031S and 10408031K. Previous access road into 10408031M was between 10408018D and 10408031R.

(Attach additional sheets, if necessary)

PRINT NAME: GARY BISHAM

SIGNATURE: [Handwritten Signature]

YOUR TAX PARCEL NUMBER: 10408031N (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 1. Upon submitting this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Monday August 3, 2020.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
126 West 5th Street, Suite 4
Benson, AZ 85602

Email: rkirschmann@cochise.az.gov