



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
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MEMORANDUM

TO: Cochise County Board of Adjustment, District 3
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth, AICP, Planning Director
SUBJECT: Docket BA3-19-09 (Ramsey)
DATE: December 17, 2019 for the January 14, 2020 Meeting

APPLICATION FOR VARIANCE

Docket BA3-19-09 (Ramsey):

The Applicant is requesting a variance to permit the construction of an approximately 320 square foot carport. The property is zoned MH-72 (MR-2) and Section 1004.04 requires all accessory structures to be set back at least 20 feet from the property line. The Applicant is requesting an 8 foot setback.

The subject parcel, 208-78-070A is located 1952 N. Lee Road in Dagoon. It is further described as being situated in Section 19 of Township 16 South, Range 23 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Mr. Gale Ramsey.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: .20 acres (8,745 square feet)
Zoning: MH-72 (MR) (Residential; One dwelling per 36,000 square feet)
Growth Area: Category C (Rural Community Areas)
Plan Designation: Neighborhood Conservation
Area Plan: None
Existing Uses: Single Family Residence with accessory structures
Proposed Uses: Same, with additional carport

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	MH-72 (MR2)	Single Family Residences
South	MH-72 (MR2)	Single Family Residences
East	MH-72 (MR2)	Lee Street/ Single Family Residences
West	MH-72 (MR2)	Ranch Land/home

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II. SITE HISTORY

- 1992 Carport
- 1992 Temp RV
- 1982 Addition
- 1978 SFR

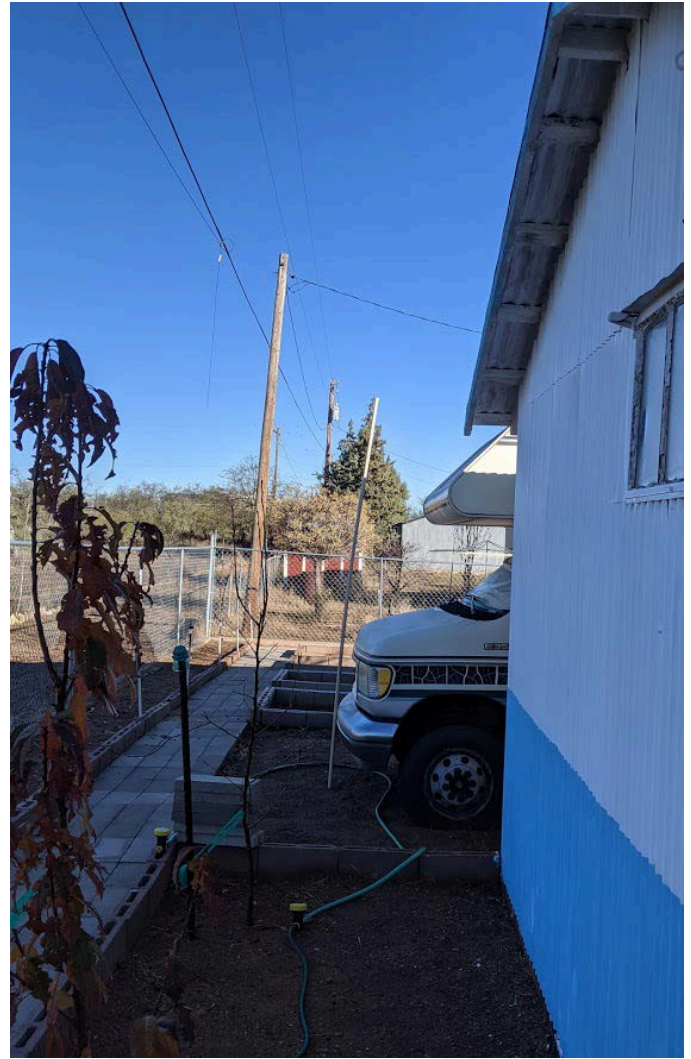


20878073			
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20878066	20878081A	20878105	20
	20878082		20
20878065A	20878083	20878103C	20
20878063			20
	20878085A	20878101	20
	20878086		20
20878062		20878100	20



III. PROJECT DESCRIPTION

The Applicant is requesting to reduce the twenty-foot setback to eight feet along the western property line. This will allow the owner to construct a new 320 square foot carport eight feet from the western property line. The existing garage already encroaches approximately 10 feet into the setback. Nearby properties have similar setbacks. Approving the variance would be consistent with existing development pattern.



IV. ANALYSIS OF IMPACTS

The existing neighborhood is characterized by residential development. The accessory structures of this property and the majority of properties in the neighborhood are already encroaching into the required setback. The new structure will be encroaching about three additional feet beyond the existing garage.



V. Public Comment

The Department mailed notices to neighboring property owners within 300-feet. Staff posted the property on December 12, 2019 and published a legal notice in the *San Pedro Valley Range-News* on December 20, 2019. The Department has received one letter in support.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variances

1. Approving the Variance would not unduly impact neighboring properties;
2. County government has been engaged in an ongoing effort to make government operations, administration of Zoning and other regulations, and permitting requirements more "customer friendly." Allowing the Variance would reinforce this effort without compromising safety or quality-of-life for area residents;
3. The property owners directly impacted have not commented on the request and
4. One neighboring property owner has expressed support in writing.

Factors Against Approving the Variances

None identified.

VII. RECOMMENDATION

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 BA3-19-09, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*

