



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Board of Adjustment, District 3
FROM: Daniel Coxworth, AICP, Director
SUBJECT: Docket BA3-19-08 (Schmidt)
DATE: January 14, 2020

APPLICATION FOR VARIANCE

Docket BA3-19-08 (Schmidt):

The Applicant is requesting a variance to permit the construction of an approximately 2,000 square foot accessory building for a personal garage/shop for storage. The property is zoned R-9 and Section 705 requires all accessory structures to be incidental to the principal use unless the parcel is four acres or more.

The subject parcel, 120-16-021A are located at 108 Pederson Drive, St. David. It is further described as being situated in Section 32 of Township 17 South, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicants are Mr. Virgil Schmidt and Mrs. Rita Schmidt.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: .51 acres (22,216 square feet)
Zoning: R-9 (Residential; One dwelling per 9,000 square feet)
Growth Area: Category D (Rural)
Plan Designation: Rural Residential
Area Plan: Saint David Area Plan
Existing Uses: Single Family Manufactured Home, 910 square feet.
Proposed Uses: Additional 2,000 personal garage/shop

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Vacant
South	R-9	Single Family Residences
East	R-9	Single Family Residence
West	R-9	Single Family Residence

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II. SITE HISTORY

- BP-031593, Manufactured Home



Location Map, Aerial Photo

III. PROJECT DESCRIPTION

The Applicant is requesting a variance to permit the construction of an approximately 2,000 square foot accessory building for a personal garage/shop. The property is zoned R-9. Cochise County Zoning Regulations Section 705 requires all accessory structures to be incidental to the principal use unless the parcel is four acres or more.

IV. ANALYSIS OF IMPACTS



The neighborhood is characterized by residential development. The site has one 910 square foot manufactured home. The proposed 2,000 square foot accessory structure will be located on the northeast corner of the property and meet all other required Zoning Regulations standards for height, site coverage, and property setbacks (10-feet).

V. Public Comment

The Department mailed notices to neighboring property owners within 300-feet. Staff posted the property on November 7, 2019 and published a legal notice in the *Sierra Vista Herald* on December 4, 2019. No comments have been received.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variances

1. Approving the Variance would not unduly impact neighboring properties;
2. Allowing the Variance does not compromise safety or quality-of-life for area residents;
3. All other site development standards can be met.

Factors Against Approving the Variances

None

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 BA3-19-08, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.