



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 2

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 2

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: 102-39-06901
2. Address of parcel: 2118 South Kentucky street / formally known as 71 Kentucky Ln
3. Area of Parcel (to nearest tenth of an acre): 0.8
4. Zoning District designation of Parcel: R-18
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.

1500 sqft single family house located in the front of the lot at South Kentucky st.

A detached garage approximately 400 sqft located behind the single family house.

This property is used as owner's family home and artist studio.

6. Describe all proposed uses or structures, which are to be placed on the property.
One quansit hut 18 feet height by 35 foot wide by 20 feet deep

to be place on top of two 20 foot containers to create a 1020 sqft

26 foot tall by 51 feet wide by 20 foot deep workshop/artist studio

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

to get permission to build a structure that is 6 feet taller that the allowed 20 feet allowed height.

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.

As a professional sculptor, this building would allow me to continue my artistic career on the property I grew up on.

I am internationally renowned for my large scale sculpture and my practice requires the height that this structure will allow.

This property however will remain a single family home where my family and I will reside.

The surrounding community is familiar with my artwork and I have involved local residents in several art projects in the past.

Expanding my studio will allow me to assist the community much like my brother had in helping form the Sanjo Fire Department.

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.

I own two adjacent properties, this structure would be placed roughly in the middle of lot 71

and close to the site line with the adjacent lot, 2092 S. Kentucky Street that I also own.

At the same time, the chosen location places the structure far enough away from the neighbors' line of sight.

From the vantage point of S. Kentucky and S. Bowers street, only the houses located on the front of these lots would be visible.

Furthermore, the tall trees on both properties will partially block the view of the new building from the neighbors line of sight.

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

PROPERTY OWNER

MAIL ADDRESS

Francisco MacMurtrie.	2118 South Kentucky street Bisbee Arizona 85603
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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

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APPLICANT'S PHONE NUMBER 917 400 5614

APPLICANT'S EMAIL ADDRESS amorphic@earthlink.net

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.

W Marie St

W Marie St

Proposed Quonset hut structure to be built on Francisco MacMurthes property on top of 2 - 20 ft contour
Black outline defines my property. I would like to put forth this google map image to help understand the scope
of my additional structure on my property and clarify the location where the structure behind my two
houses at 2118 and 2092 Kentucky Street

Proposed 511' wide by 211' deep by 26 ft tall
structure to be build on edge of my lot 71
next to my lot 72

2118 South
Kentucky Lane

Street Address: 2092 S KENTUCKY ST 69303
Legal Description: SUNSET ACRES ELY 175 OF LOT 72SLV
34 OF E 175 OF LOT 73

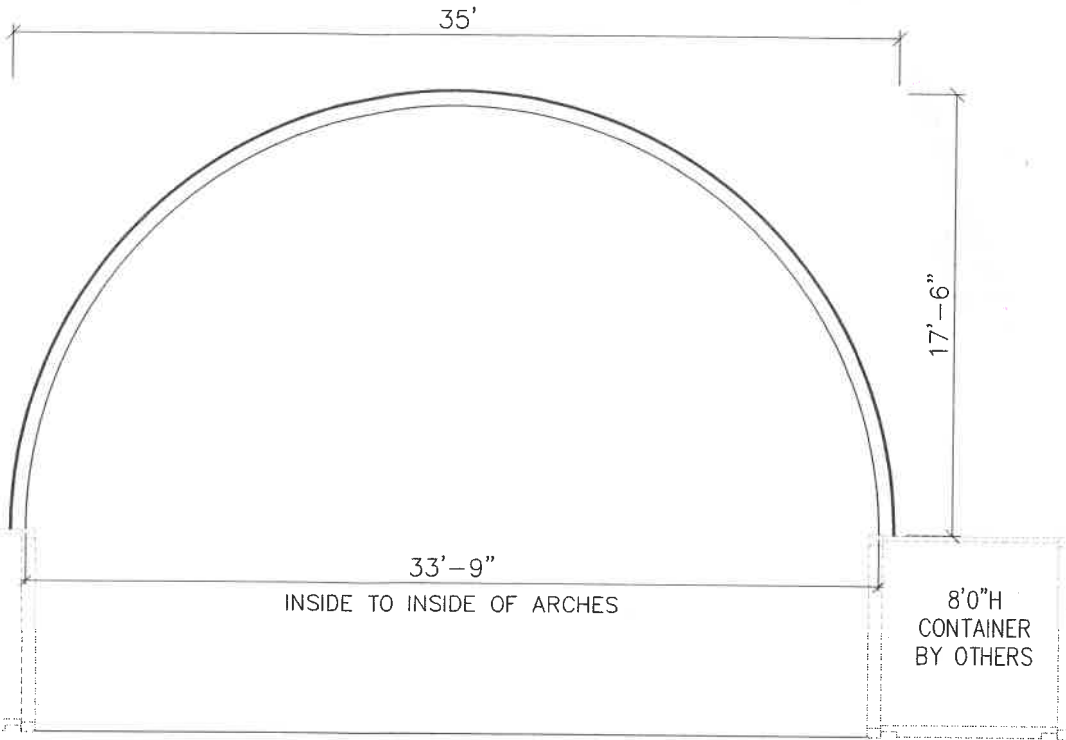
S Kentucky Ln

S Kentucky Ln

S Kentucky Ln

Hope Lutheran Church





3 FRONT ELEVATION

6

