



# Cochise County

## Development Services

Public Programs...Personal Service  
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### MEMORANDUM

**TO:** Cochise County Board of Adjustment, District 2  
**FROM:** Robert Kirschmann, Planner II  
**FOR:** Daniel Coxworth AICP, Development Services Director  
**SUBJECT:** Docket BA2-20-02 (MacMurtrie)  
**DATE:** September 25, 2020 for the October 8, 2020 Meeting

#### APPLICATION FOR VARIANCE

#### Docket BA2-20-02 (MacMurtrie)

The Applicant requests a variance to Section 704.02, maximum height. Specifically, the applicant is requesting to construct an approximately 26' tall accessory structure when only 20 feet is allowed. The subject property is located at 2118 South Kentucky Street in Bisbee Arizona and is identified as Parcel Number 102-39-069. The Applicant is Mr. Francisco MacMurtrie

#### I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

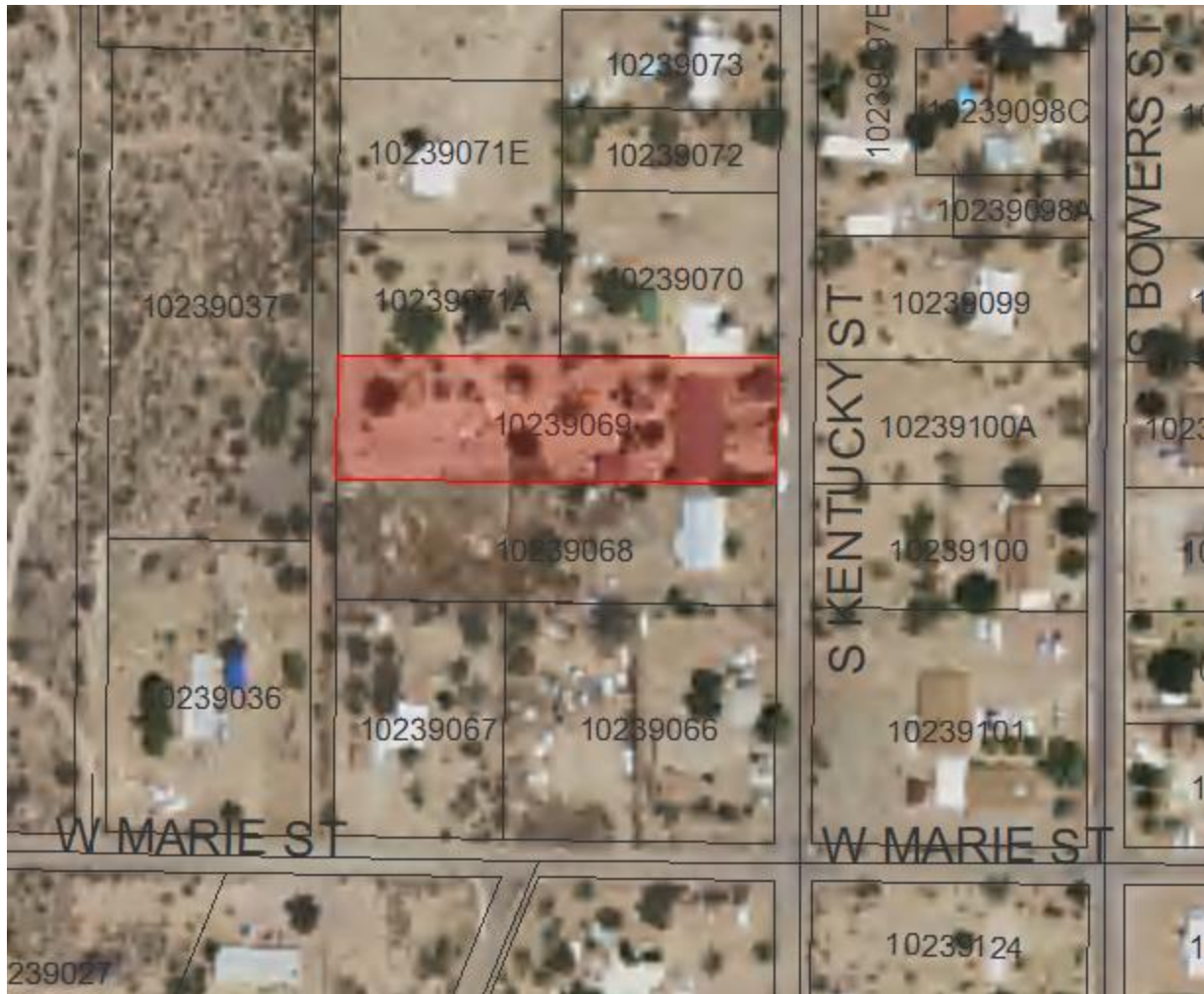
**Site Size:** .82 Acres  
**Zoning:** R-18 (Residential; one dwelling per 18,000 square feet)  
**Growth Area:** Category B  
**Plan Designation:** Neighborhood Conservation  
**Area Plan:** None  
**Existing Uses:** Single Family Home and Accessories  
**Proposed Uses:** Same, with new shop area

#### Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	R-18	Single Family Residence
South	R-18	Single Family Residence
East	R-18	Single Family Residence
West	R-18	Vacant

#### **Planning, Zoning and Building Safety**

1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov



**II. SITE HISTORY**

SFR Built in 1964

**III. PROJECT DESCRIPTION**

The applicant is requesting construct install two cargo containers on the property. Mounted to the top of the cargo containers a Quonset hut is prospered. Accessory structures are limited to 20 feet in height, and the applicant is requesting a six foot encroachment. This would be a total of 26 feet tall. The structure will be built behind the existing residence and mature vegetation.







**V. PUBLIC COMMENT**

Notice was sent to surrounding property owners, a notice posted in front of the residence and a notice placed in the newspaper. Two phone calls asking for general information were triggered and no letters in support or option were received.

**VI. SUMMARY AND CONCLUSION**

**Factors in Favor of Approving the Variance**

1. The proposed height is less than what a single family home could be built at;
2. The two adjacent properties to the north are also owned by the applicant;
3. The structure will be largely screened from the front by the existing home and mature vegetation and
4. The proposed request will not create negative impacts on the affected properties.

**Factor Against Approving the Variance**

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 BA2-20-02, on parcel 102-39-069, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*