

COCHISE COUNTY

Docket V21-000001 (Brunelle)

Request for a Variance

Board of Adjustment, District 1

February 24, 2021



Public Programs...Personal Service

COCHISE COUNTY

V21-000001 (Brunelle)

- Request: Variance to Section 904.03 of the Zoning Regulations, requiring 20 foot setbacks
- The subject property is located at 3520 E Choctaw Dr., Sierra Vista
- Parcel Number is identified as 105-99-114
- The site is approximately 1.01 acre
- The Applicant is Mr. Emile Brunelle.



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Location



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Surrounding Setbacks



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Public Input

- No responses



Factors in Favor of Approval

1. The proposed setbacks are consistent with surrounding properties;
2. Allowing the Variance does not compromise safety or quality-of-life for area residents.
3. No comments in opposition were received;
4. 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;

Factor Against Approval

None identified

Discussion



Recommendation: Approval

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 V21-000001 (Bruenelle), granting the Variance as requested by the applicant on parcel 105-99-114, the Factors in Favor of approval constituting the Findings of Fact.

