

**From:** [Mark Savage](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Variance, V21-04  
**Date:** Monday, June 7, 2021 10:06:12 AM

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**CAUTION: EXTERNAL EMAIL\***

Good morning,

Our fire marshal has reviewed the variance requested above and has no concerns from the fire district. Access still appears to be reasonable to the surrounding properties. If we were to have a concern, it would be with the code compliance of the construction, particularly on the electrical side related to human safety and fire prevention.

Respectfully,

Mark Savage, JD  
Fry Fire District  
520-678-6745

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Variance Docket V21-04 (Bobcat Ln)

\_\_\_\_ YES, I SUPPORT THIS REQUEST

Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I do not approve of the addition of the building closest to the easement (south), when vehicles or other personal items are parked beside it, making it too close to the easement. Since the addition has already been built, I don't feel that the addition should be removed unless vehicles or other personal items are going to be using the space from the addition to the easement. I feel that this is a fair request, as there is already 14 feet into the 20-foot setback is being used for the addition itself. (go to page 2)

PRINT NAME(S):

Bethany Boyd

SIGNATURE(S):

Bethany Boyd

YOUR TAX PARCEL NUMBER: 104050690  
(the eight-digit identification number found on the tax statement from the Assessor's Office)

104050690

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Thursday June 14, 2021 to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be noted at that meeting.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Development Services  
126 West 5<sup>th</sup> Street, Suite 4  
Benson, AZ 85602

There is plenty of other space on the property for parking and storing of other personal items, making that space from the addition of the building to the easement free of any personal property.

Thank you,  
Bethany Boyd  
Bethany Boyd

**From:** [mark santoro](#)  
**To:** [Kirschmann, Robert](#); [planningandzoning@cochise.az.com](mailto:planningandzoning@cochise.az.com)  
**Subject:** RE: Variance, V21-04 (Bobcat Ln)  
**Date:** Sunday, June 13, 2021 10:48:36 PM

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**CAUTION: EXTERNAL EMAIL\***

Good afternoon!

I do not have any issues with granting a variance waiver to Mr. Rygwalski.

Mr. Rygwalski has been a good neighbor and has done a good job of taking care of his property which has helped increase property values.

Sincerely,

Mark Santoro

4860 E. Franklin Pl.  
Hereford, Az 85615  
520.249.9703  
[svfxt@yahoo.com](mailto:svfxt@yahoo.com)

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**From:** [Jimbo92506](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** V21-04(BobcatLn)  
**Date:** Wednesday, June 9, 2021 1:25:39 PM

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CAUTION: EXTERNAL EMAIL\*

Dear Mr. Kirschmann and Board:

I wish to add my opinion to the issue of the request for Variance (V-21-04) on Bobcat Ln)

. The request for variance is by Mr. Steve Rygwalski of Hereford(Bobcat Lane).

My name is James Baylor of Hereford( Thorneydale) and I live within 300 ft of the sites where the Variance is requested.

At present , I can see no compelling reason not to grant Mr Rygwalski's request for approval of the two Variances as requested. I would remind the Cochise County Board of Adjustment of the impressive structure that was constructed by Mr Rygwalski. on Bobcat Lane. His years of engineering training and working background encouraged his single-handed effort to construct this impressive building at his property on Bobcat Lane.

I have known Mr Rygwalski for the past four years and have found him to be very helpful and welcoming and straightforward whenever I needed his help and much needed input and advice. Everyone I've talked to in the neighborhood has made similar observations. We all marvel at Steve's abilities.

His passion for working on "classic" autos

is truly amazing...I've observed him working for hours on end in the various Bays in his building which is a testament to his personal building skills.

The vast majority of his time spent working on various autos has been done so inside his building structure. It would seem as though working on older autos and their restoration is truly Steve's passion as anyone can tell you.

Constructing his working four bays at his home has added a good deal of economic value to not only his property but to other existing properties including the properties in the previously mentioned Variance area, my own property included.

I for one consider this to represent a very valuable addition and much needed economic investment which benefits most who live in this area.

To conclude my comments regarding the issue of the Variance on Bobcat Lane

I would say that not only has Mr Rygwalski demonstrated his engineering visions and skills but his visions and skills for the economic and value enhancement of not only his property but the areas surrounding the property in question.

Mr Rygwalski efforts are certainly a very worthwhile economic contribution to the area of Bobcat Lane and adjoining areas.

Thank you,

James G Baylor. B.S., M.B.A.

Sent from my iPhone

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**From:** [Dwight Bechel](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Variance, V21-04 (Bobcat Ln)  
**Date:** Sunday, June 13, 2021 3:46:12 PM

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CAUTION: EXTERNAL EMAIL \*

Mr. Kirschmann,

I am writing this letter in support of variance V21-4 (Bobcat Ln). I live at the North end of Thorneydale (4863 E. High Desert Ln). I pass by Mr. Rygwalski's residence daily. Since Mr. Rygwalski has moved into the neighborhood, he has cleaned up, painted, while also expanding his home and garage. Whether or not this is a direct result of his actions, I believe the work has led others to paint, clean up, and update their homes on Thorneydale lane. I can personally say, the work on his house led to the painting of my house. The business Mr. Rygwalski conducts has brought a small amount of traffic to the neighborhood. Since I run the Thorneydale Road Maintenance Association, I pay attention to the road and damage that is done to the road. Mr. Rygwalski has paid his annual dues every year since moving in, and makes minor repairs to the road at his own time and expense. I believe he is committed to the neighborhood and wants to be a great neighbor.

I believe the encroachment of 10 feet into the required twenty-foot setback, as measure from edge of the road travel way is negotiable. After all, it is considered an unmaintained road and does not impede on any travel of a vehicle of any size to the 1 resident it affects. The encroachment of the six feet into the wet setback does not affect the views, or maintenance of the residence yard to the west. There are others with sheds, that are rotten and in need of drastic repairs that are within 6 feet of encroachment to other properties and that is "legal" according to regulations (or maybe it is not). I see no issues with approving this variance. If you have any questions feel free to contact me. Thank you for your time.

Dwight Bechel  
520-366-4306  
Dwightbechel@yahoo.com  
4863 E. High Desert Ln  
Hereford, AZ 85615

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