

COCHISE COUNTY

Docket V21-04 (Bobcat Ln)

Request for a Variance

Board of Adjustment, District 1

June 22, 2021



Public Programs...Personal Service

COCHISE COUNTY

V21-04 (Bobcat Ln)

- Request: Two Variance requests to Section 704.03 of the Zoning Regulations, requiring 20 foot setbacks
 1. West side approximate six (6) foot encroachment
 2. South Side: 14 foot encroachment
- The subject property is located at 4851 Bobcat Lane
- Parcel Number is identified as 104-05-069B
- The site is approximately .94 acres
- The Applicant is Mr. Steven Rygwaski.



Public Programs...Personal Service

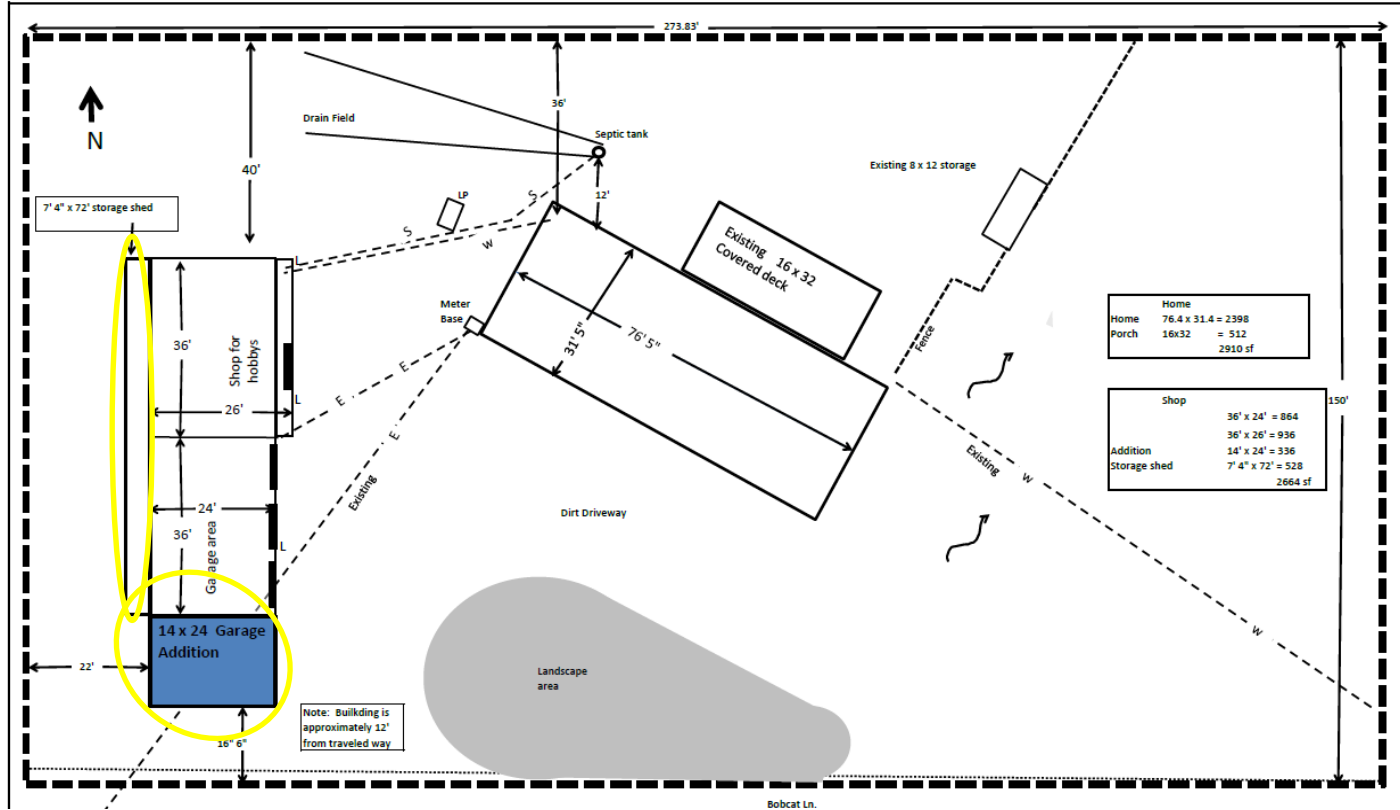
COCHISE COUNTY

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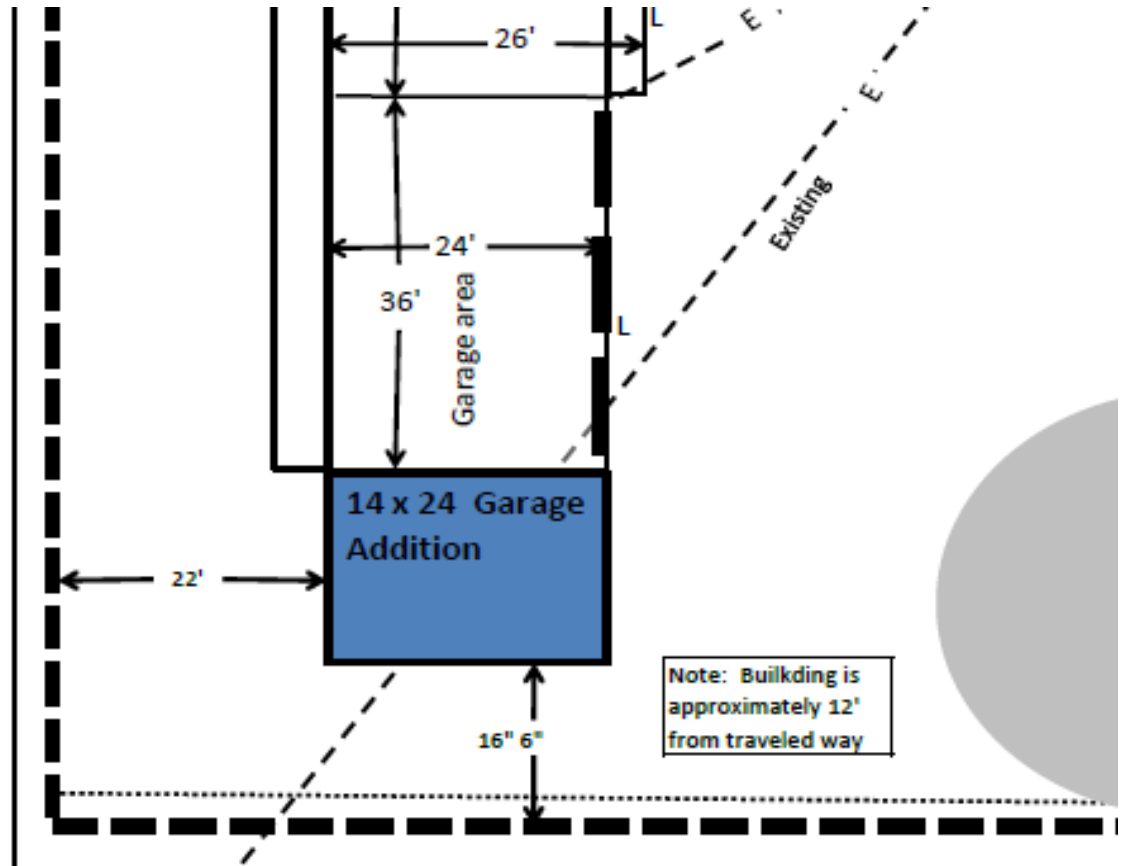
Location



Site Plan



Site Plan



COCHISE COUNTY

V21-04 (Bobcat Ln)

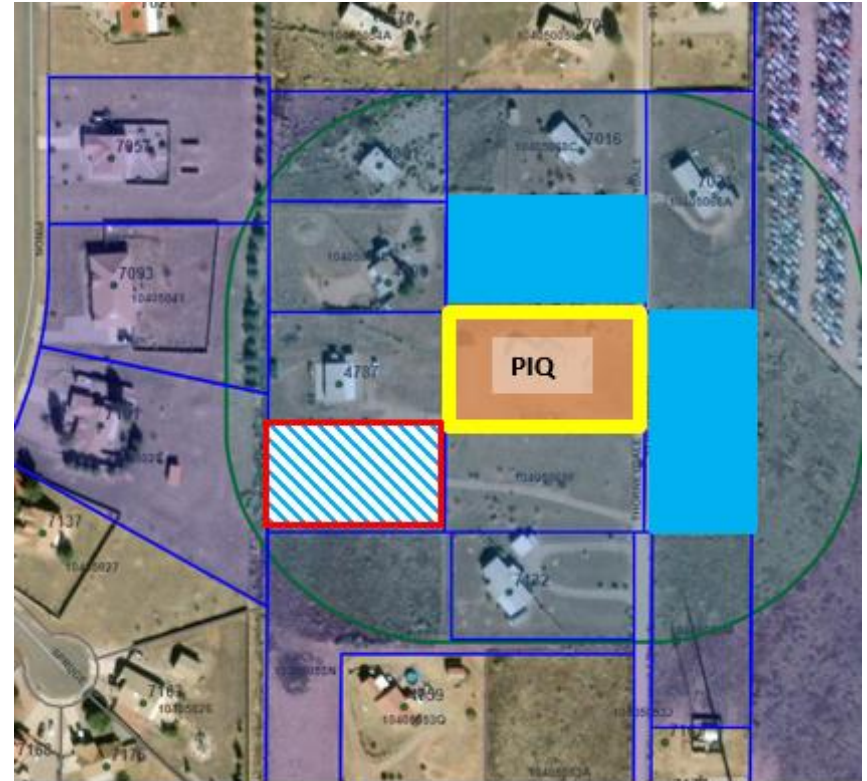


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Public Input

- Three (3) responses in support
- One (1) conditional support



Factors in Favor of Approval

1. The location of the residence, driveways and garage provides some difficulties in meeting the setback requirements;
2. The structure is already constructed and is not highly noticeable;
3. Allowing the Variance does not compromise safety or quality-of-life for area residents;
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.
5. Three letters of unconditional support, one conditional letter was received

Factor Against Approval

The structure was built without benefit of a permit.

Discussion



Recommendation: Conditional Approval

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **conditional approval** of the Variance as requested.

Sample Motion: Mr. Chairman, I move to **conditionally approve** Docket V21-04 (Bobcat Ln), on parcel 104-05-069B, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.

