



Cochise County

Development Services

Public Programs...Personal Service
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MEMORANDUM

TO: Cochise County Board of Adjustment, District 1
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: Docket V21-07 (Atsina)
DATE: November 11, 2021 for the December 1, 2021 Meeting

APPLICATION FOR VARIANCE

V21-07 (Atinsa)

The Applicant is requesting a variance to Section 904.03 Setbacks. Specifically, the Applicant is requesting to encroach approximately 14 feet into the required twenty-foot setback on the north and western property lines to accommodate a new 18 foot by 50 RV Carport.

The subject property is located at 2955 E. Atsina Dr., Sierra Vista and is identified as Parcel Number 105-99-417. The Applicant is Mr. Neil Josephson.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 1 acre
Zoning: SR-43 (Single Residential, one dwelling per 43,000 square feet)
Growth Area: Category A (Urban Growth Areas)
Plan Designation: Neighborhood Conservation
Area Plan: N/A
Existing Uses: Single family residence with garage/shop
Proposed Uses: Same with additional carport

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	SFR-36 (City of Sierra Vista)	Single Family Residences
South	SR-43	Single Family Residences
East	SR-43	Single Family Residences
West	SR-43	Single Family Residences

Planning, Zoning and Building Safety

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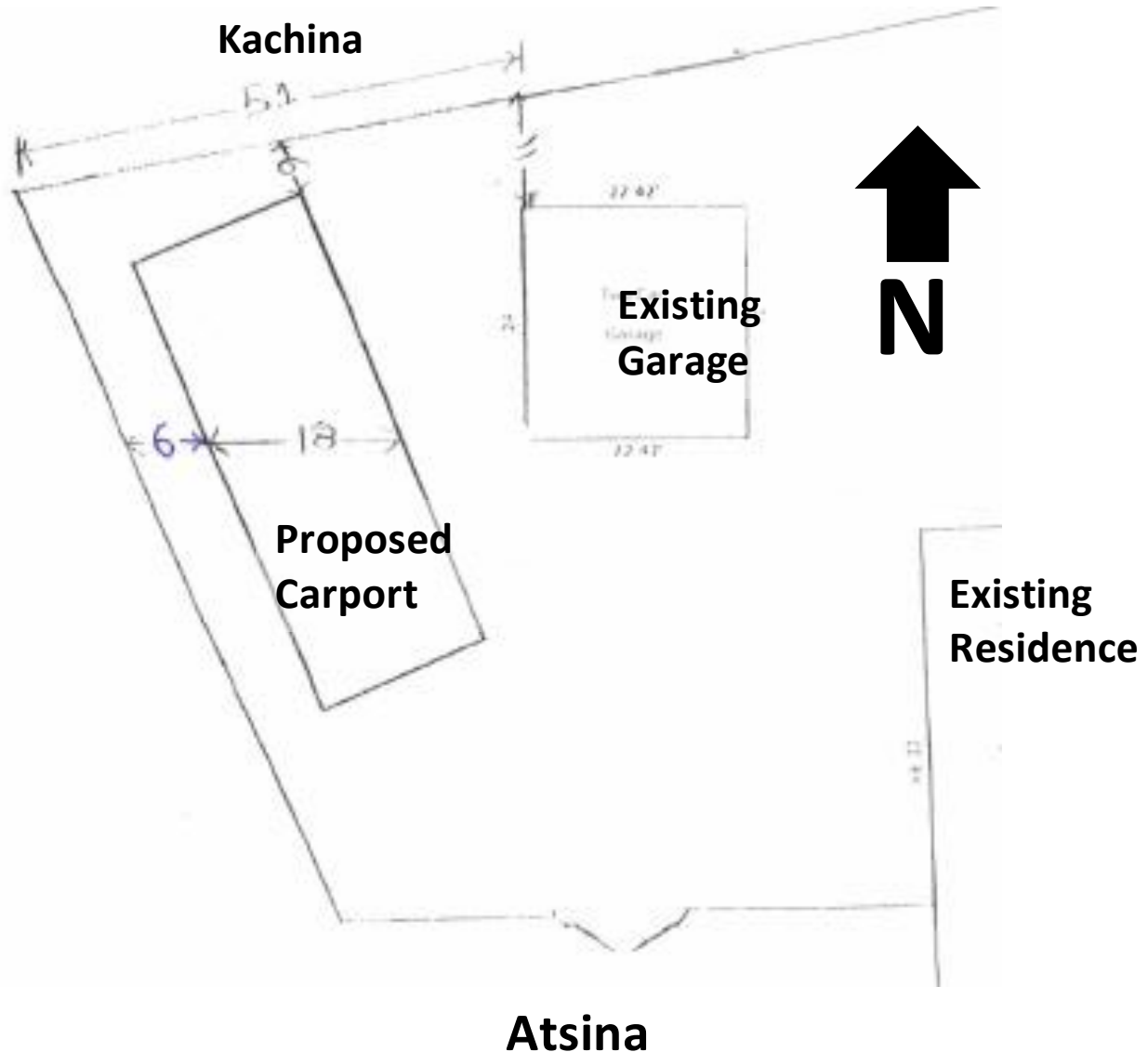
II. SITE HISTORY

1998 4,393 square foot SFR and 528 square foot detached garage

III. PROJECT DESCRIPTION

The applicant has an existing approximately 4,390 square foot single family residence and an approximately 528 square foot detached garage/storage building.

The Applicant has a recreational vehicle that he would like to store out of the weather. With the current property configuration there are limited areas to locate the structure. Therefore, the applicant is requesting to construct the carport with a six-foot setback from the north and western property lines.



IV. ANALYSIS OF IMPACTS

Many of the surrounding properties have structures (including this site) that encroach into the setbacks. Variance applications were not located for the encroachments shown below. Many of the structures appear to be less than 200 square feet, however they would still be required to be at least ten feet from the property line which they are not. The request is consistent and compatible with the surrounding neighborhood.

Staff must also note that the existing garage is not in compliance with the 20-foot setback. The structure is already constructed and was permitted and approved by the County. Therefore, staff would request that the variance be amended to include legitimizing the exiting garage setback of eleven feet instead of the required 20 feet.



Staff sent out notices to surrounding properties within 300 feet. One response in support of the request was received. were received.



FRONT OF PROPERTY



REAR OF PROPERTY



LOCATION OF PROPOSED CARPORT AND EXISTING GARAGE



EXISTING GRAVEL DRIVEWAY



SURROUNDING
ENCROACHMENTS



VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variance

1. The location of the residence, driveways and garage provides some difficulties in meeting the setback requirements;
2. The structure is consistent and compatible with the neighborhood;
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. One letter in support was received

Factor Against Approving the Variance

None identified.

VII. RECOMMENDATION

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **Approval** of the Variance as amended by Staff to include the existing garage with an eleven-foot setback.

Sample Motion: *Mr. Chairman, I move to **approve** Docket V21-07 (Atsina), on parcel 105-99-417, granting the Variance as requested by the Applicant and amended by Staff, the Factors in Favor of approval constituting the Findings of Fact.*