

COCHISE COUNTY

Docket V21-08 (Equestrian)

Request for a Variance

Board of Adjustment, District 1

December 1, 2021



Public Programs...Personal Service

COCHISE COUNTY

V21-08 (Equestrian)

- Request: Variance to Section 904.03 of the Zoning Regulations, requesting a ten foot setback where 20 foot is required
- The subject property is located at 4536 S Equestrian
- Parcel Number is identified as 105-99-130
- The site is approximately 1.05 acre
- The Applicant is Mr. Richard Pope



Public Programs...Personal Service

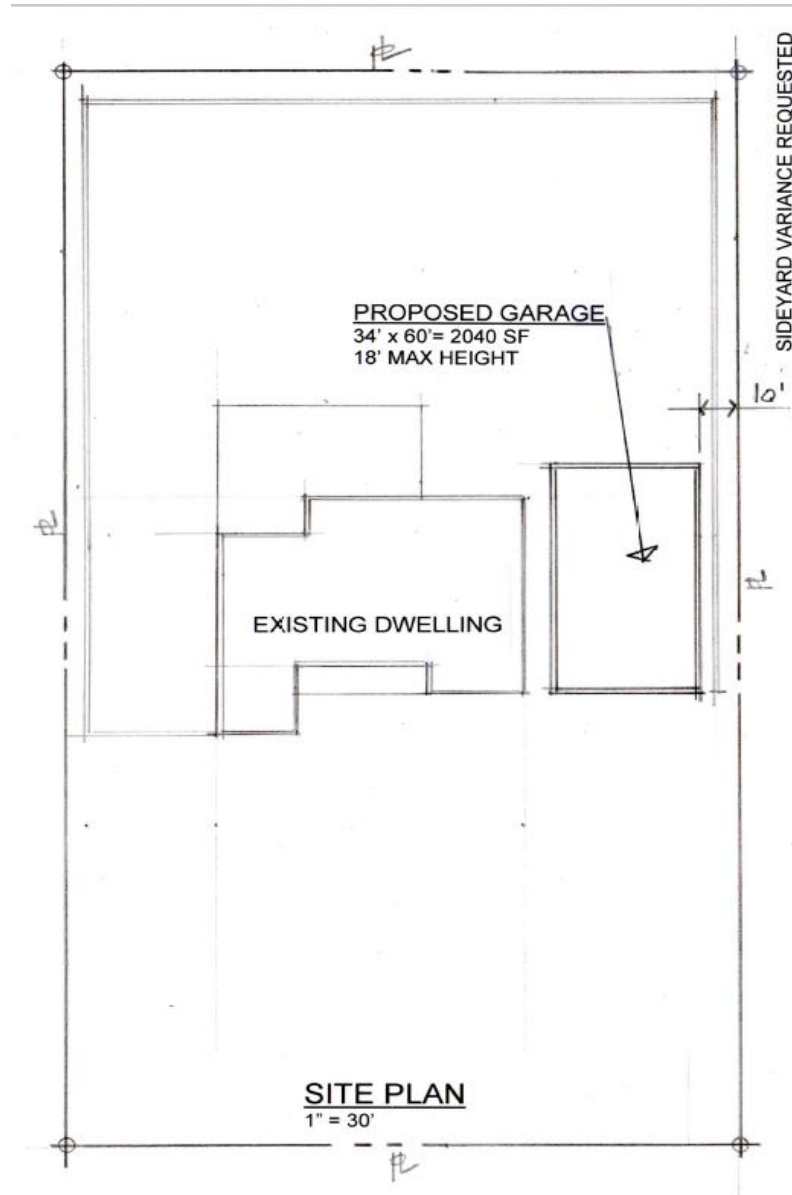
COCHISE COUNTY

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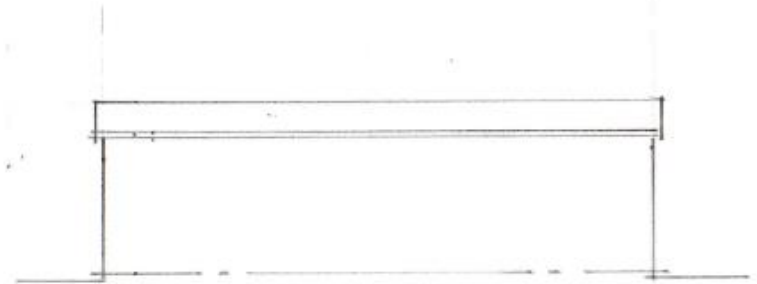
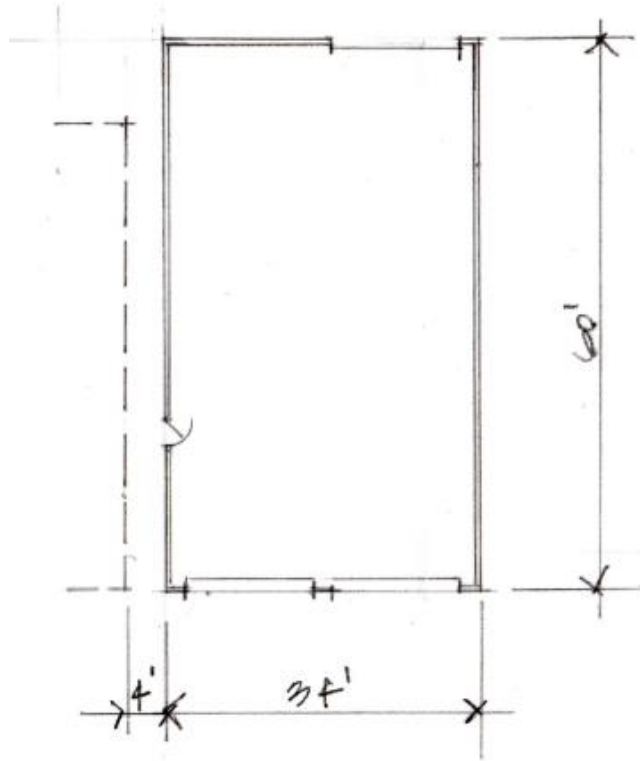
Location



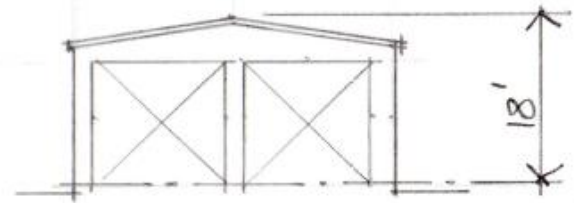
Site Plan



**Building
Plan**



SIDE ELEVATION
1/16" = 1-0'



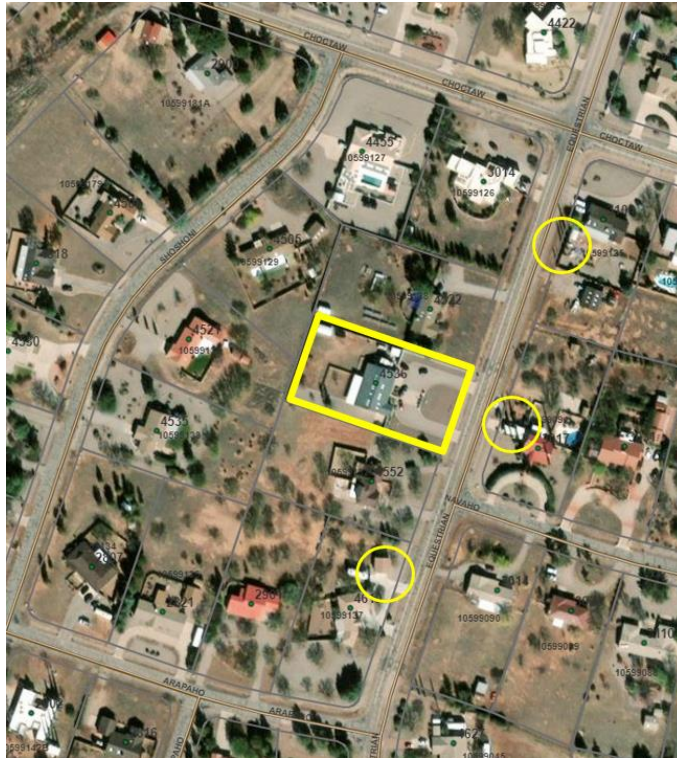
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**Surrounding
Encroachments**



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Public Input

- Two (2) responses in support
- Two (2) responses in opposition



SUPPORT



OPPOSITION



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 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. Two letters in support were received, including the most impacted neighbor.

Factor Against Approval

1. Two letters in opposition were received.
2. With the location of the wall approximately eight feet from the actual property line the garage will appear closer to the setback than 10 feet.

Discussion



Recommendation: Conditional Approval

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 shed with approximately 13- and 14-foot setbacks.

Sample Motion: *Mr. Chairman, I move to **approve** Docket V21-08 (Equestrian), on parcel 105-99-130, granting the Variance as requested by the Applicant and amended by Staff, the Factors in Favor of approval constituting the Findings of Fact.*

