



Cochise County

Development Services

Public Programs...Personal Service
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MEMORANDUM

TO: Cochise County Board of Adjustment, District 3
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: Docket V21-000002(Huntley)
DATE: February 22, 2021 for the March 9, 2021 Meeting

APPLICATION FOR VARIANCE

Docket V21-000002 (Huntley)

The Applicant requests a variance to Section 1815.01 of the Zoning Regulations which requires a minimum site area of 36,000 square feet to keep livestock. The Applicant currently has three (3) goats on an approximately 16,800 square foot site.

The subject property is located at 202 E Tacoma Street, in unincorporated Sierra Vista is identified as Parcel Number 106-71-223. The Applicant is Mr. David Huntley.



I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 16,800 square feet
Zoning: MH-72 (Multi-household residential, one dwelling per 7,200 square feet)
Growth Area: Category A
Plan Designation: Neighborhood conservation
Area Plan: None
Existing Uses: Single Family
Proposed Uses: No changes

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Multi-Residential/school
South	RU-4	Single residential
East	RU-4	Single residential
West	RU-4	Single residential

Planning, Zoning and Building Safety
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
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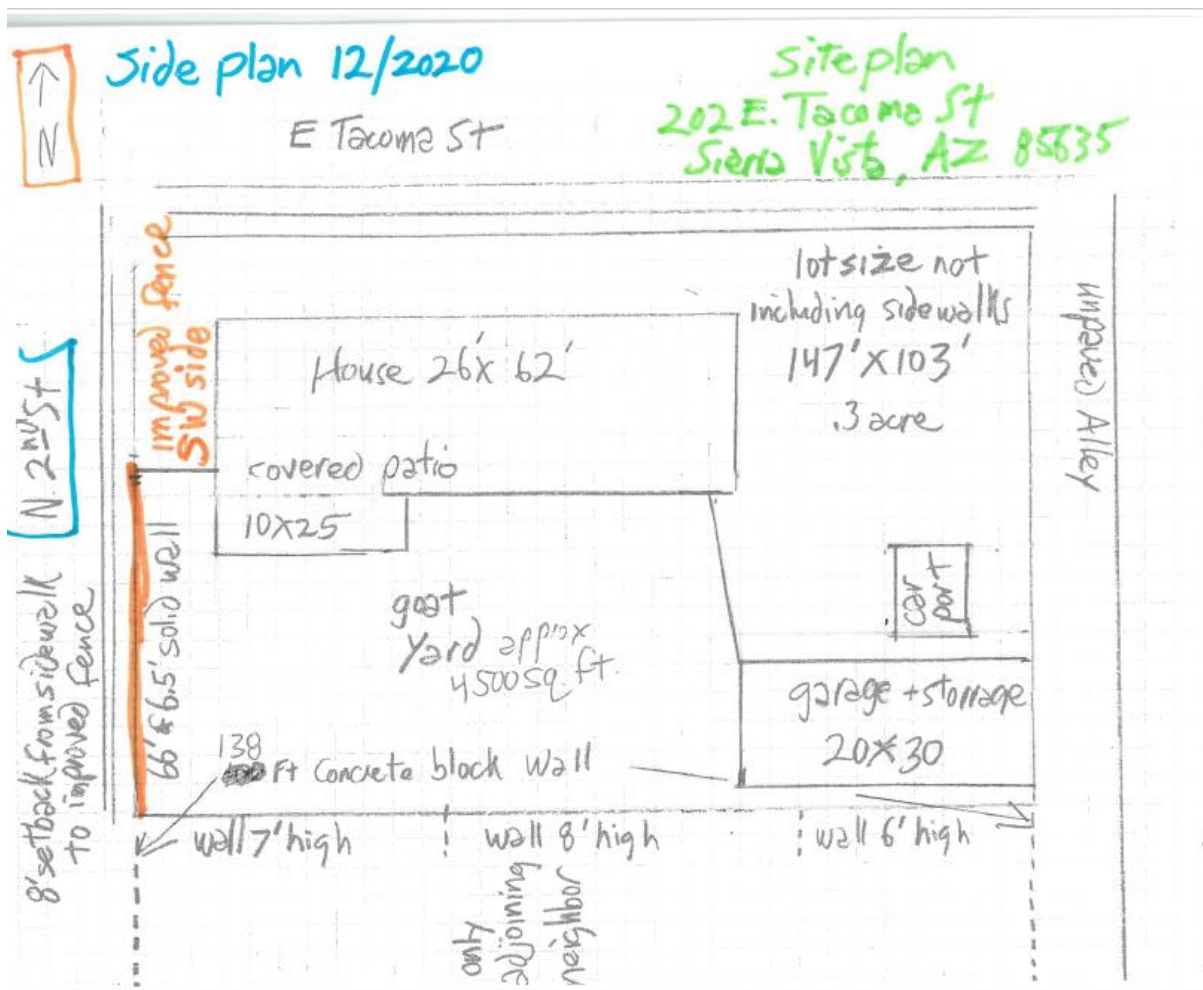
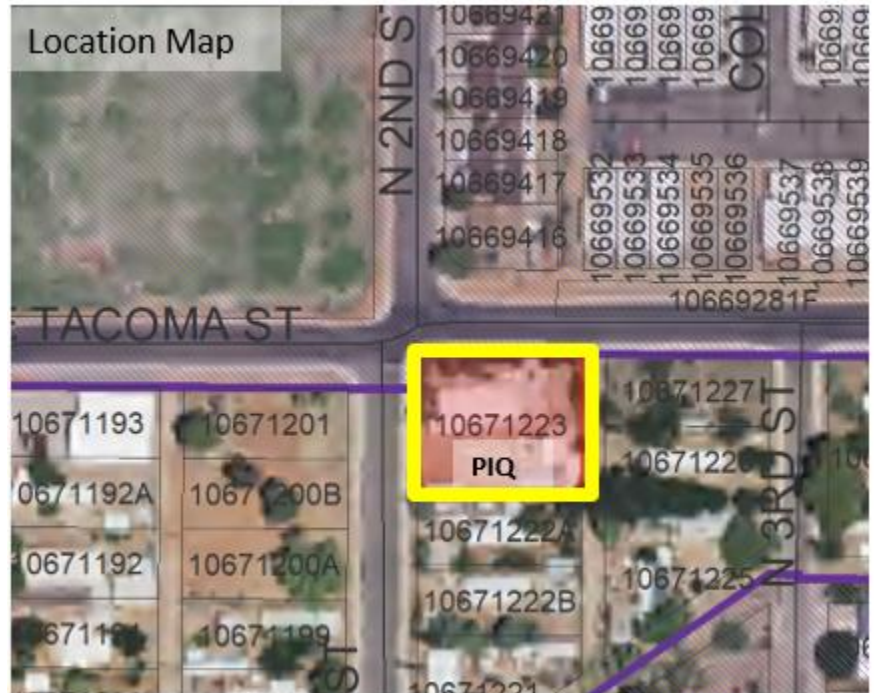
II. SITE HISTORY

- 1976 Permit for manufactured home
- 1978 Permit for garage
- 1983 Addition to existing SFR
- 2006 Electric upgrade
- 2013 Replace septic

III. PROJECT DESCRIPTION

The applicant currently has three goats living on the property as therapy animals. A neighbor filed a complaint with the Code Compliance Department. Livestock, including goats are only allowed if a property has at least 32,000 square feet. The property in question on has approximately 16,800 square feet.

Therefore, the applicant must either remove the goats from the property or obtain a variance.



IV. ANALYSIS OF IMPACTS

The project site is within an existing developed residential area. To the north is a school and a multi-family residential development. South, east and west are single family homes. The lot is larger than the majority of those surrounding it as seen in the aerial photo. The property is located on a corner lot which helps to buffer from surrounding neighbors. Additionally, there is an alley on the east side of the property that helps to buffer those residents.

When staff posted the property, a faint sound from the goats could be heard over area traffic and construction. There was no odor apparent and the area was cleaned and well groomed.

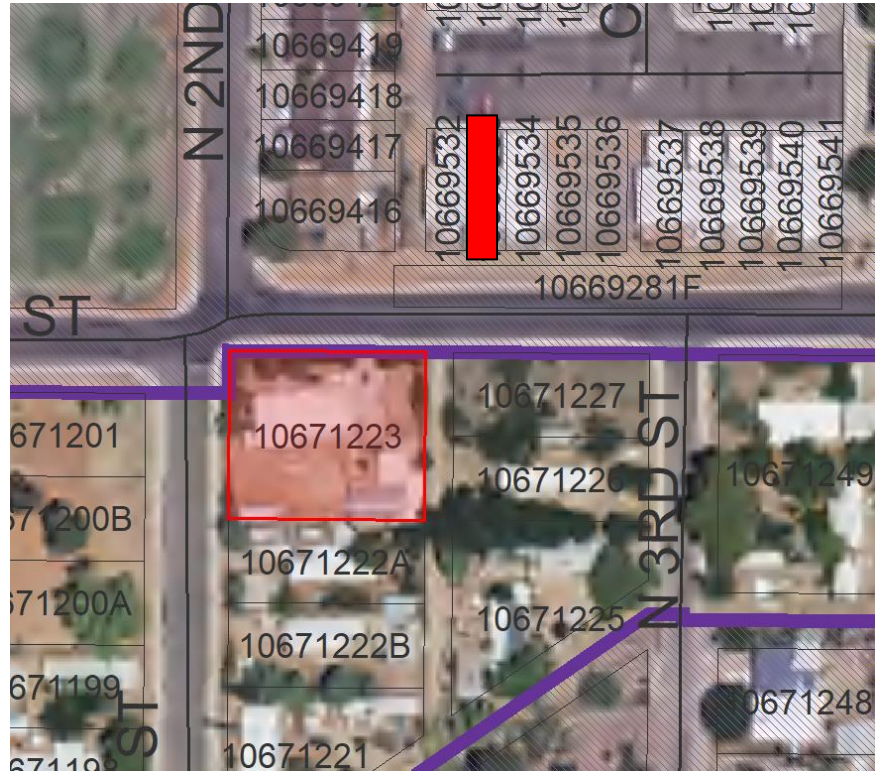
Staff is recommending a condition of approval that prohibits any additional livestock to be brought to the residence. Additionally, as the goats die, they shall not be replaced.

Staff finds that the proposed request will have minimal negative impacts on the neighborhood.

V. PUBLIC COMMENT



residents;



Notice was sent to surrounding property owners, a notice posted in front of the residence and a notice placed in the newspaper. Staff received on letter in opposition from a resident on the north side of Tacoma Street, as shown in red to the right.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variance

1. The sheep are kept on a well maintain property and with the existing streets, alleyway, and properties/vegetation to the south the impacts to neighbors is reduced.
2. Allowing the Variance does not compromise safety or quality-of-life for area

3. 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 Approving the Variance

One letter in opposition has been received.

If the proposed variance is approved, staff would recommend the following condition:

1. *No additional livestock shall be brought onto the property. As the goats die, they shall not be replaced.*

VII. RECOMMENDATION

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 approve Docket V21-000002 (Huntley), on parcel 106-71-223, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*