



# Cochise County

Development Services

Planning Division

Public Programs...Personal Service

www.cochise.az.gov

## APPLICATION FOR A VARIANCE

Applicant's Name: K&B PROPERTIES AND RENOVATIONS (KENDA GOOCH)

Name of All Property Owner(s) LARRY DAVIS

Mailing Address:  
2175 N. CEDAR AVE. HUACHUCA CITY AZ 85616

Street #                      Town                      State                      Zip code

Subject Property Address (if different than mailing address):

Street #                      Town                      State                      Zip code

Email Address: info@kbremodels.com

Phone Number: (520) 249-7614

Tax Parcel Number: 10625024D

Current Zoning Designation: RESIDENTIAL-18

Area of Parcel (to the nearest tenth of an acre): 0.83

Which provision(s) of the Zoning Regulations are you seeking a variance from? 20' Height and 20' Setback

**Variance** is defined in the Cochise County Zoning Regulations as a deviation from the terms of the Cochise County Zoning Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such Variance the general intent and purposes of the Zoning Regulations will be preserved.

The Zoning Regulations are generally intended to yield results that are in compliance with all other applicable laws. A request for a "reasonable accommodation" in these regulations, pursuant to any Federal or State housing law or other similar legislation, as may be necessary to afford an equal opportunity to housing under any such law, shall be considered to be an appropriate condition for a Variance from the strict application of these Zoning Regulations. The Board of

**Bisbee Office**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov

Adjustment is authorized to grant any such variance, to the extent that any such accommodation is required pursuant to any applicable State or Federal law.

It shall be the responsibility of the Applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions. Any decision of the Board of Adjustment allowing a variance shall be considered for revocation by the Board of Adjustment if substantial construction, in accordance with the plans for which such Variance was granted, has not been initiated within 12-months of the date of approval, building permit issuance, or if judicial proceeding to review the Board of Adjustment's decision has been instituted, 12-months from the date of entry of the final order in such proceedings, including appeals. Additionally, if any of the conditions of the Variance approval are not complied with within 12-months or within the time period set by the Board, it shall be revoked after 30-calendar days' notice to the owner and Applicant, unless a request for a review hearing before the Board of Adjustment is made by the Applicant within this 30-calendar day appeal period. The Board of Adjustment may grant reasonable extensions to the time limits upon a hearing pursuant to a timely written request by the Applicant.

**Appeal procedures:** Any person aggrieved by a decision of the Board of Adjustment may at any time within 30-calendar days of such decision appeal to the Superior Court, and the matter shall be heard in like manner as appeals from courts of justices of the peace.

**To qualify for a variance,** the property must demonstrate that owing to peculiar conditions, a strict interpretation would work an unnecessary hardship and if in granting the variance the general intent and purposes of the zoning ordinance will be preserved.

**Required Submittals**

1. This application
2. A site plan - see our website for an example site plan: <https://www.cochise.az.gov/development-services/variance>
3. Processing Fee

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Existing structures on the property consist of a single-family home.

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Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Proposed structure is a detached RV Garage.

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What is the reason for this request (select one):



There is a special circumstance associated with my property - such as its size, shape, topography, location, or surroundings - that deprives the property of privileges enjoyed by other property of the same classification in the same zoning district.



I wish to appeal the interpretation of a zoning regulation, by the zoning administrator or other County official (please submit an "Appeal to the Board of Adjustment Application").

Describe how this request brings you to parity with property owners within your zoning district and does not provide an advantage or special privilege over and beyond what is provided to other lots in the same zoning designation.

1) Variance to increase the height restriction of the structure to 21' (maximum is 20').

2) Variance to decrease the side yard setback (east) to 3 feet.

It is the responsibility of the applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions. Generally, the variance, if granted, should be the minimum variance that will afford relief and it should provide the least possible modification of the zoning regulations provisions that are in question. State any potential impacts caused by the application of your variance and how you intend to minimize these impacts on neighboring properties.

State how the proposed variance is consistent with the general **intent and purpose** of the Zoning Regulations.

Current regulations allow for storage of no more than 2 RVs on a parcel. This structure will provide a permanent area to store an RV in a more secure location.

Describe, in detail, the special circumstances that are associated with, and unique to, your property that do not allow it to develop in the same manner as other properties within the same zoning district. There are no special circumstances that would not allow for development as other properties in the same area.

The undersigned hereby certifies that to the best of his/her knowledge and belief the data submitted on the attached application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

*For [Signature]*

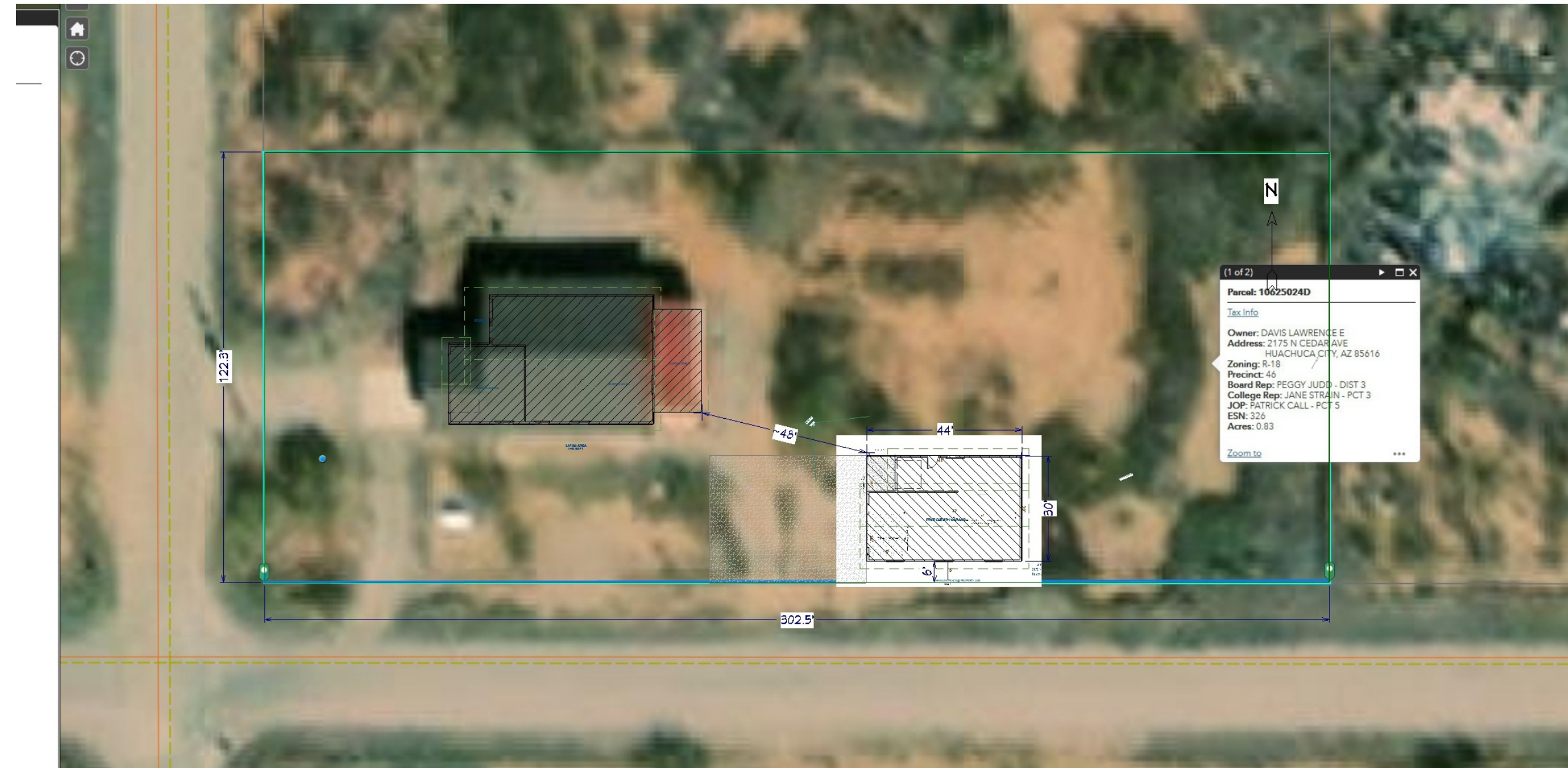
*5-12-21*

Applicant Signature

Date



**Proposed RV Garage 2175 N. Cedar Ave. Huachuca City, AZ**



(1 of 2)  
 Parcel: 160250240  
 Tax Info  
 Owner: DAVID LAWRENCE E  
 Address: 2175 N CEDAR AVE  
 HUACHUCA CITY, AZ 85416  
 Zoning: R-16  
 Precinct: 46  
 Board Rep: TERRY JUDS - DIST 3  
 College Rep: JANE STRAIN - PCT 3  
 JURY: PATRICK CALL - PCT 3  
 ESN: 324  
 Area: 3.83  
 Zoning No.

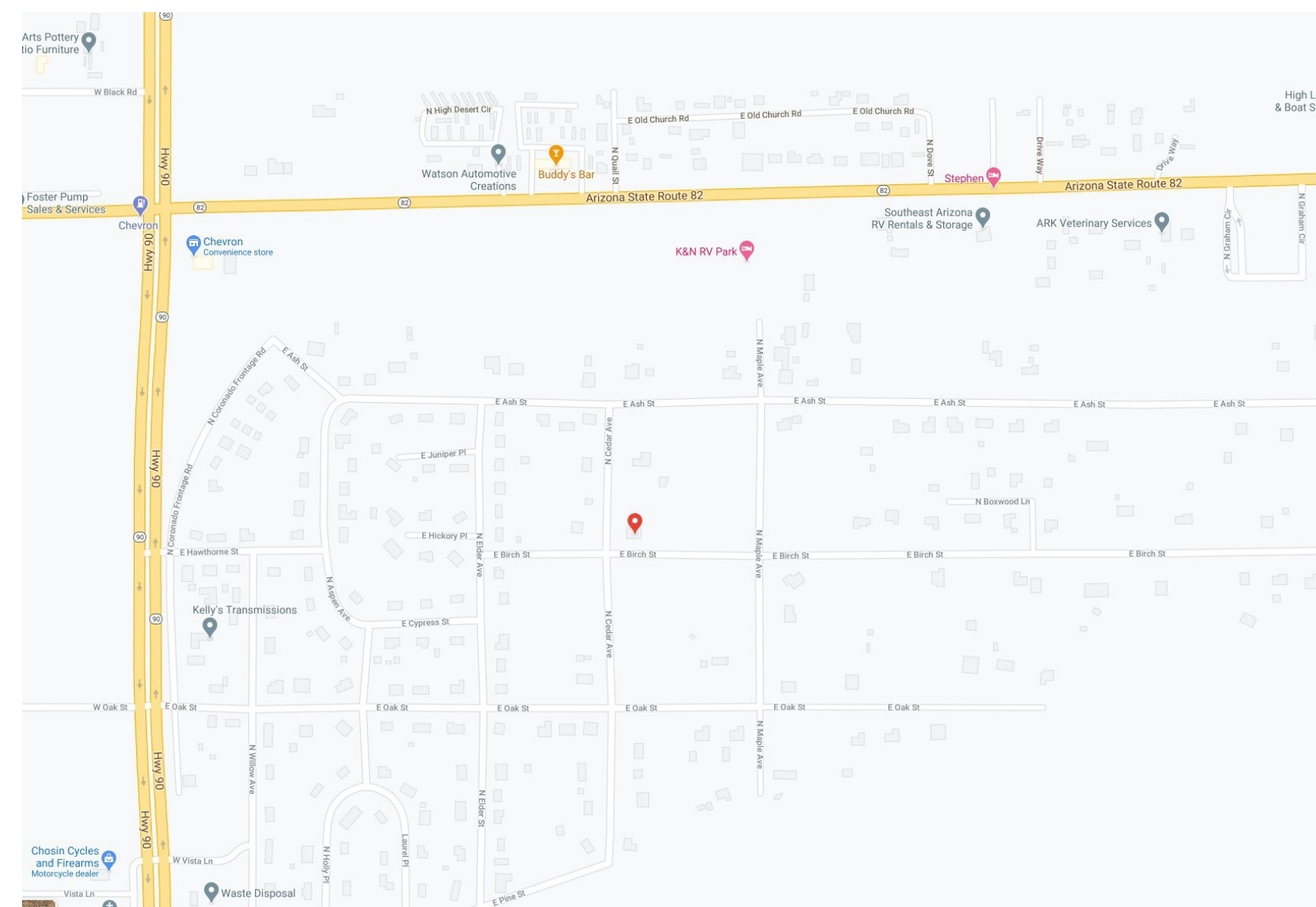
**PROJECT SCOPE:**

- Prepare and Level Area for New Structure. Form and Pour Concrete Footers and Slab. Slab will be 4" in Depth; Footers will be 12" in Depth and 12" in Width.
- Build a New Structure to Match House.(Roof Pitch & Finishes) 2" x 6" o. c. Construction. Pedestrian Door on Left Side .Windows as Shown, Stucco Exterior Walls to Match House.
- Interior is unfinished, no Insulation or Drywall
- Main Structure Roof to be Galvanized Metal Screw Down. Lean to be Rolled Roofing White Coat.
- Paint Exterior to Match Home (Including All Trim and Doors).
- Run Electrical to Support Exterior Lighting on Front and Side of Structure Near the Exterior Doors to Meet Code. Installation of Lighting. (Labor and Materials; Customer to Provide Lights)
- 100 AMP Sub Panel Line to be Trenched to New Structure. Electrician to Provide Electrical Specs. to Meet Code.

LABEL	TITLE
A-1	COVER
A-2	SITE PLAN, FOUND. PLAN & MAIN LEVEL PLAN
A-3	ELEVATIONS
A-4	ELECTRICAL PLAN & TYP. WALL SECTION
A-5	ROOF PLAN & FRAMING PLAN



**Job Location**



**Existing Home (Garage to be Right Rear of Property)**

ALL STRUCTURAL DESIGN COMPLETED BY OTHER THE ABOVE DRAWINGS COMPLETED BY Better Homes of AZ, Inc. ARE FOR DESIGN PURPOSES ONLY.

To the best of Better-Homes of Arizona's knowledge all drawings and specifications are based on the builder's specifications and any changes made on their part after prints are made will be done at the owner's and/or builder's expense. Better-Homes of Arizona, Inc. shall not be held responsible for any errors or omissions that may occur in the drawings and specifications. Better-Homes of AZ, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of these drawings, Better-Homes of AZ, Inc. does not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.

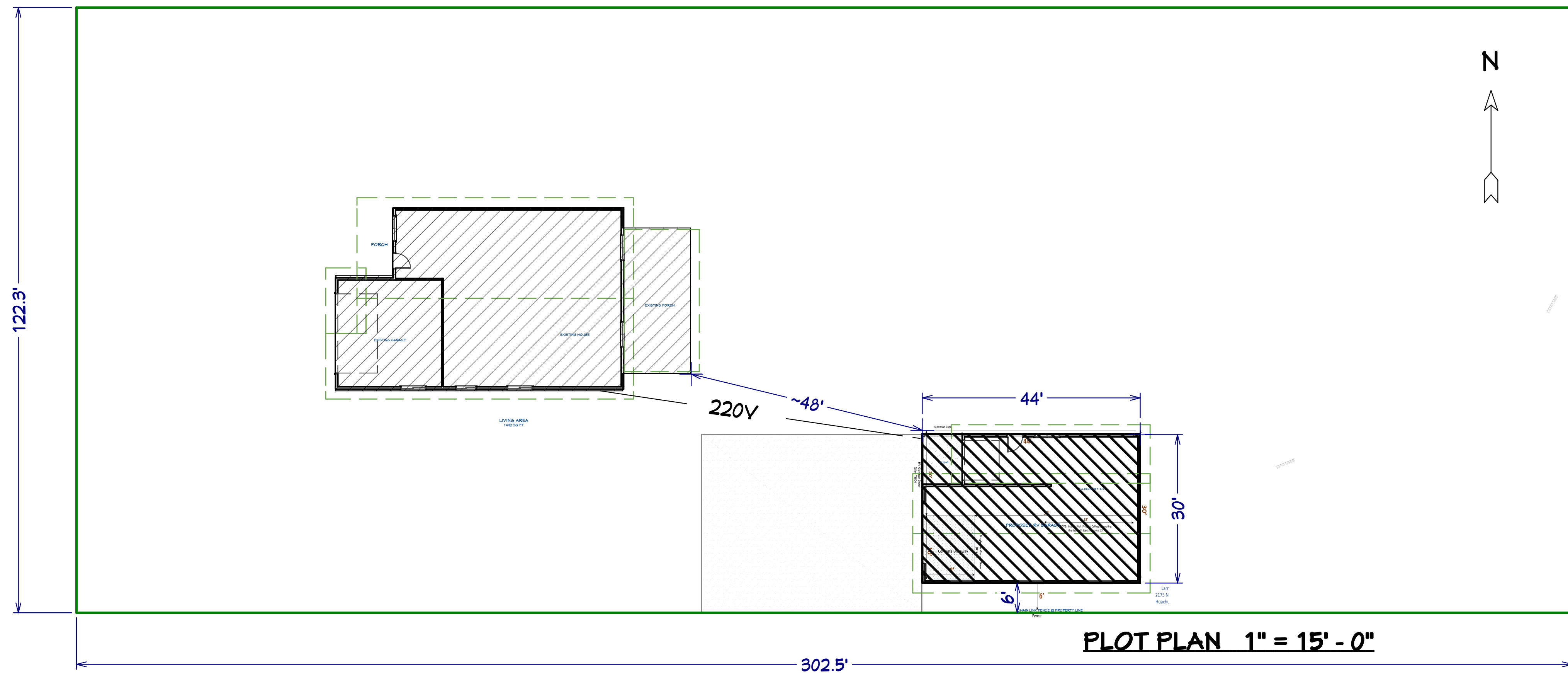
**Proposed RV Garage for:**  
**Larry Davis**  
**2175 N. Cedar Ave.**  
**Huachuca City, AZ**



DATE:	DESCRIPTION:

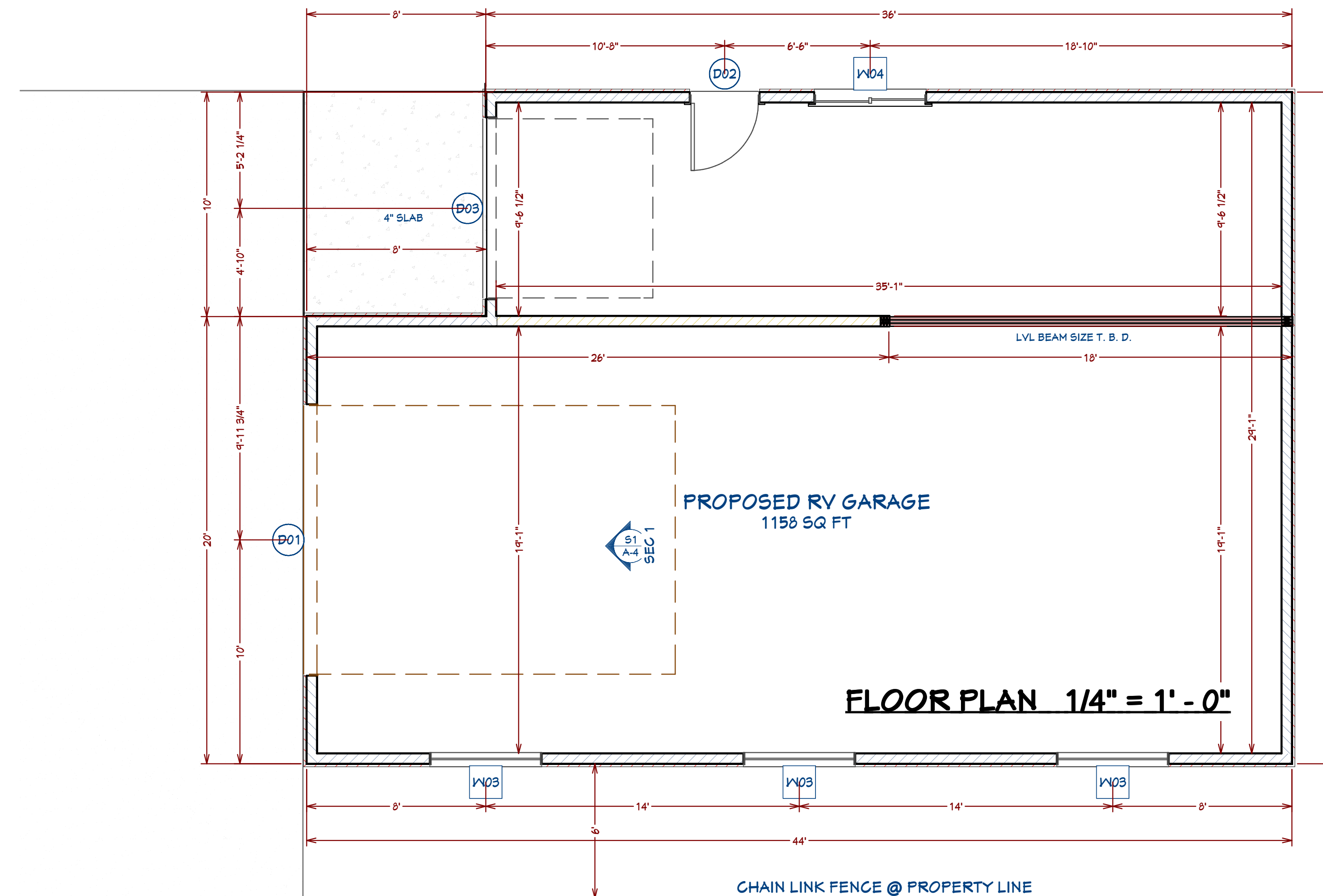
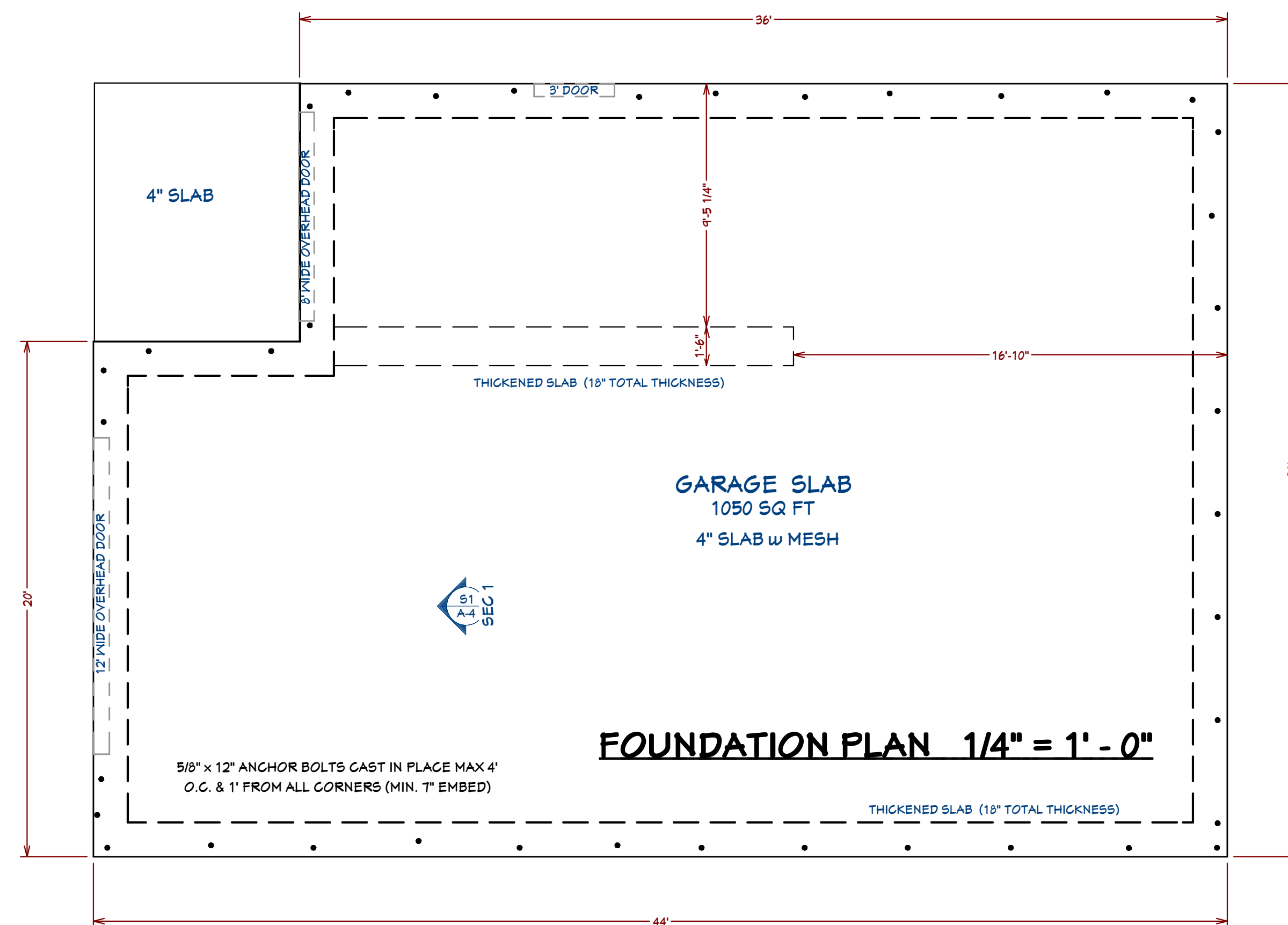
**SHEET NO.:**  
**A - 1**

The materials contained in these drawings and the design they are intended to convey are the exclusive property of K & B Properties. Possession and use hereof is granted on confidentiality in connection with construction and/or sale of the structure depicted herein as authorized by K & B Properties, and the recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of K & B Properties, Inc., is expressly prohibited.



GENERIC DOOR SCHEDULE (VERIFY R.O.)						
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	I20160	1	I20160	144"	142"	GARAGE-GARAGE DOOR P04
D02	3060	1	3060 R EX	36"	80"	EXT. HINGED SLAB
D03	1870	1	1870	48"	84"	GARAGE-GARAGE DOOR P04

GENERIC WINDOW SCHEDULE (VERIFY R.O.)								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION
W01	I420LV	5	2	I420LV	16"	24"		LOUVERED
W03	5014FX	3	1	5014FX	60"	16"		FIXED GLASS
W04	5040LS	1	1	5040LS	60"	48"		LEFT SLIDING



**SITE PLAN, FOUNDATION PLAN AND MAIN LEVEL PLAN**

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Proposed RV Garage for:  
Lairy Davis  
2175 N. Cedar Ave.  
Huachuca City, AZ



DATE:	DESCRIPTION:

SHEET NO.:  
**A - 2**

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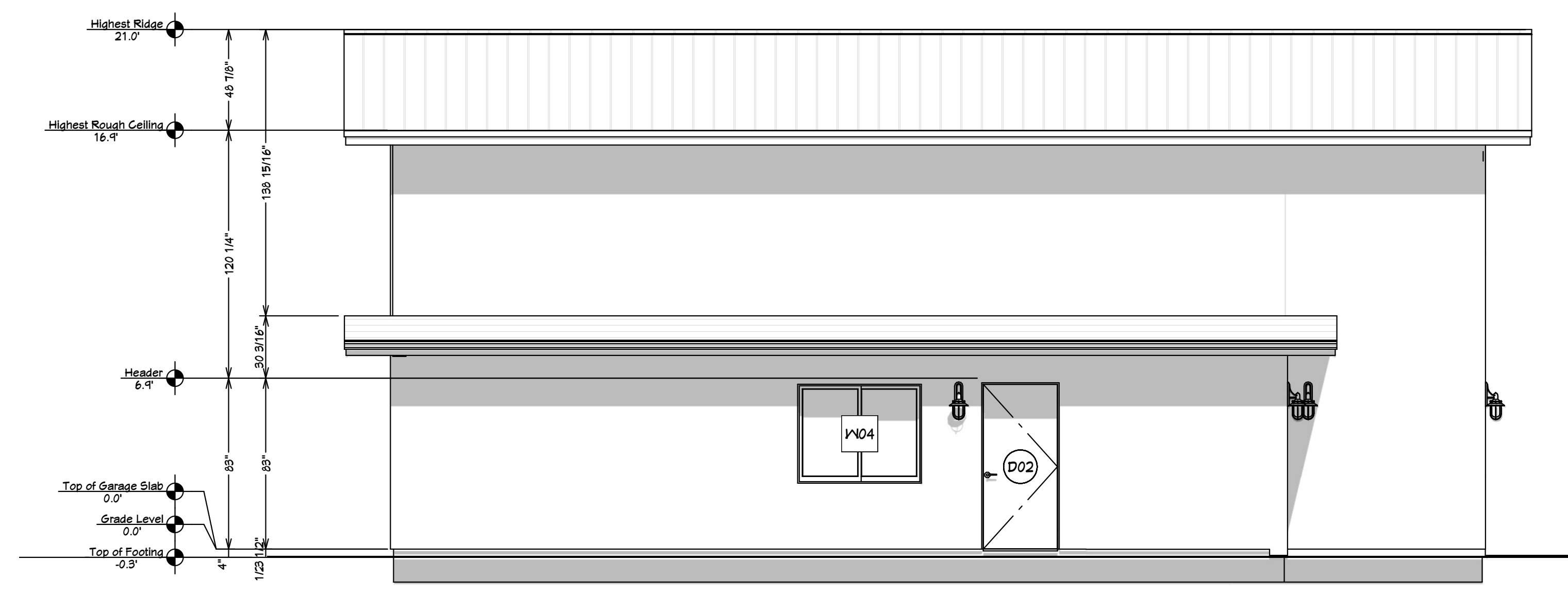
Proposed RV Garage for:  
LARRY DAVIS  
21175 N. Cedar Ave.  
Huachuca City, AZ

**K & B**  
Properties and Renovations  
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info@kandbproperties.com

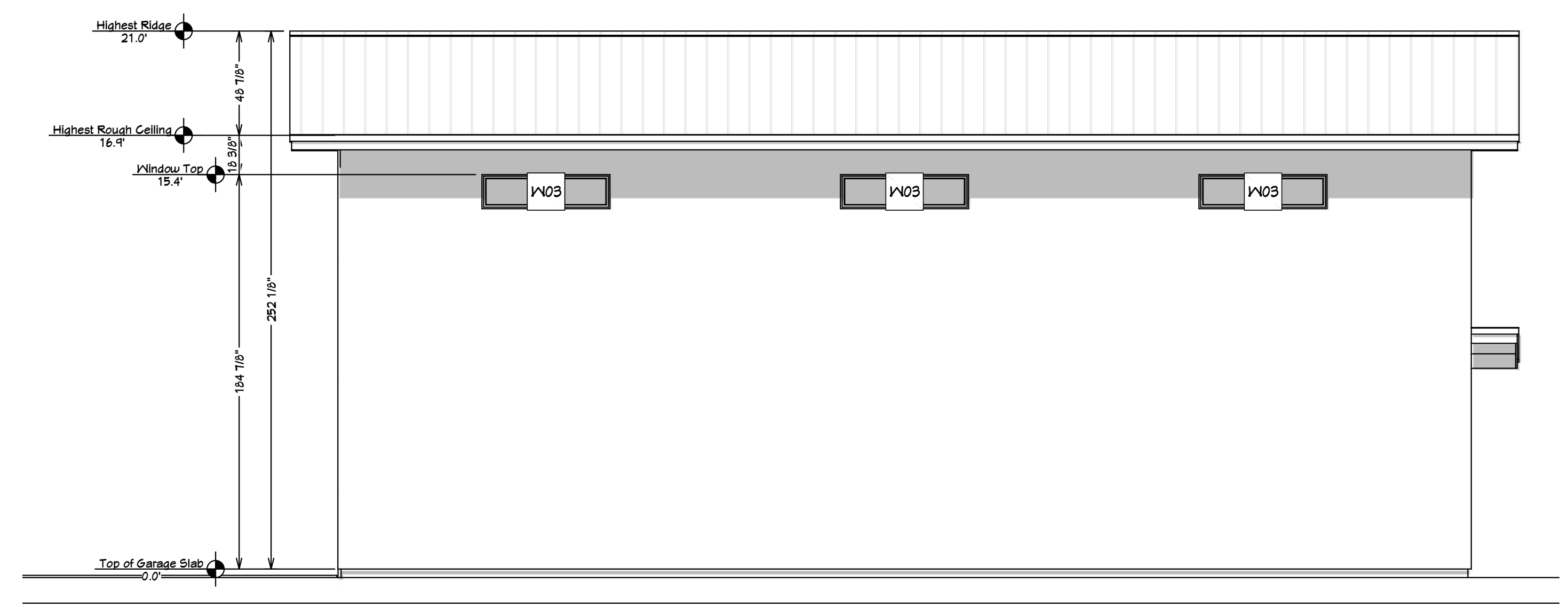
DATE:	DESCRIPTION:

SHEET NO.:  
**A-3**

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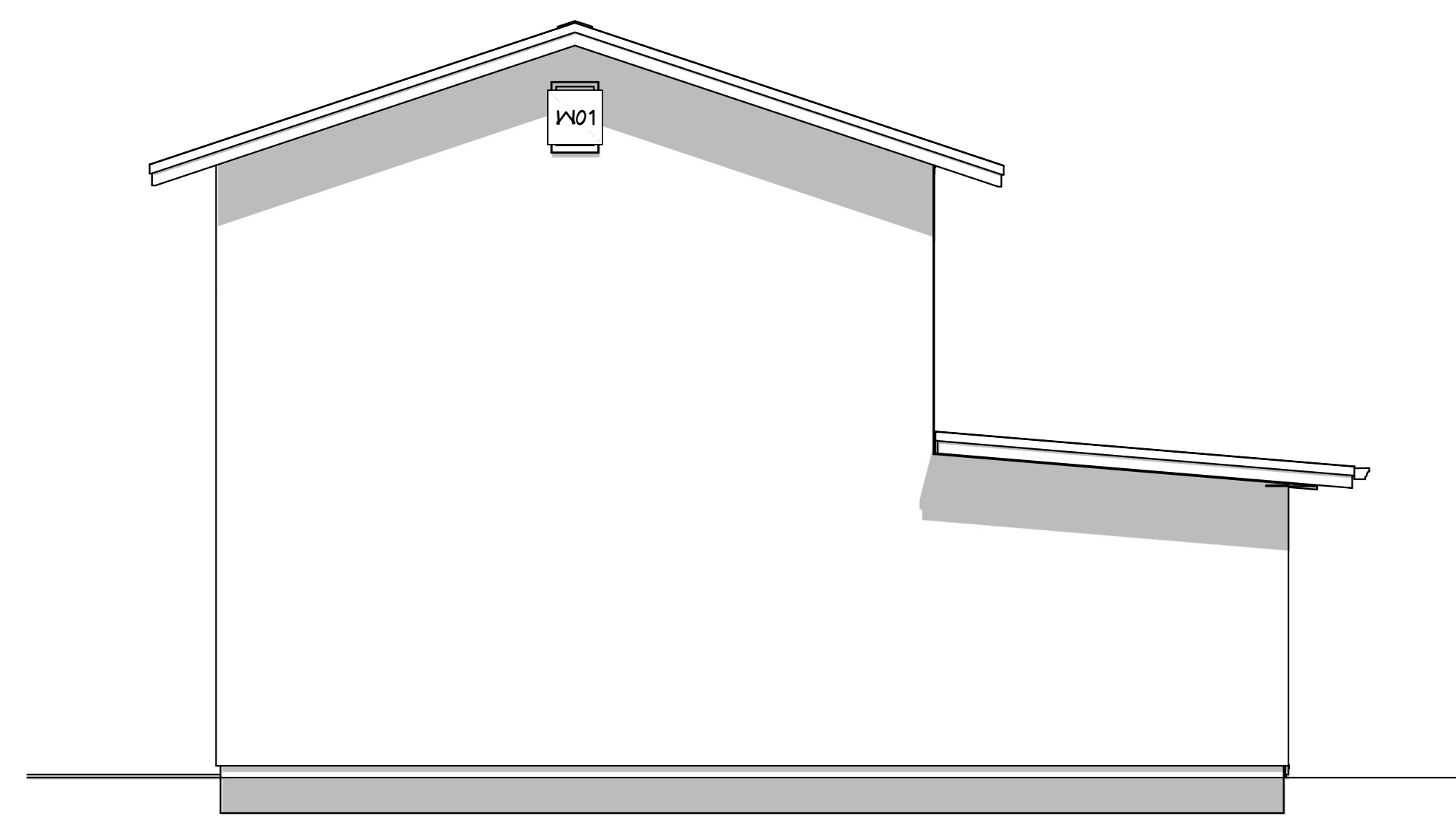
**LEFT ELEVATION 1/4" = 1' - 0"**



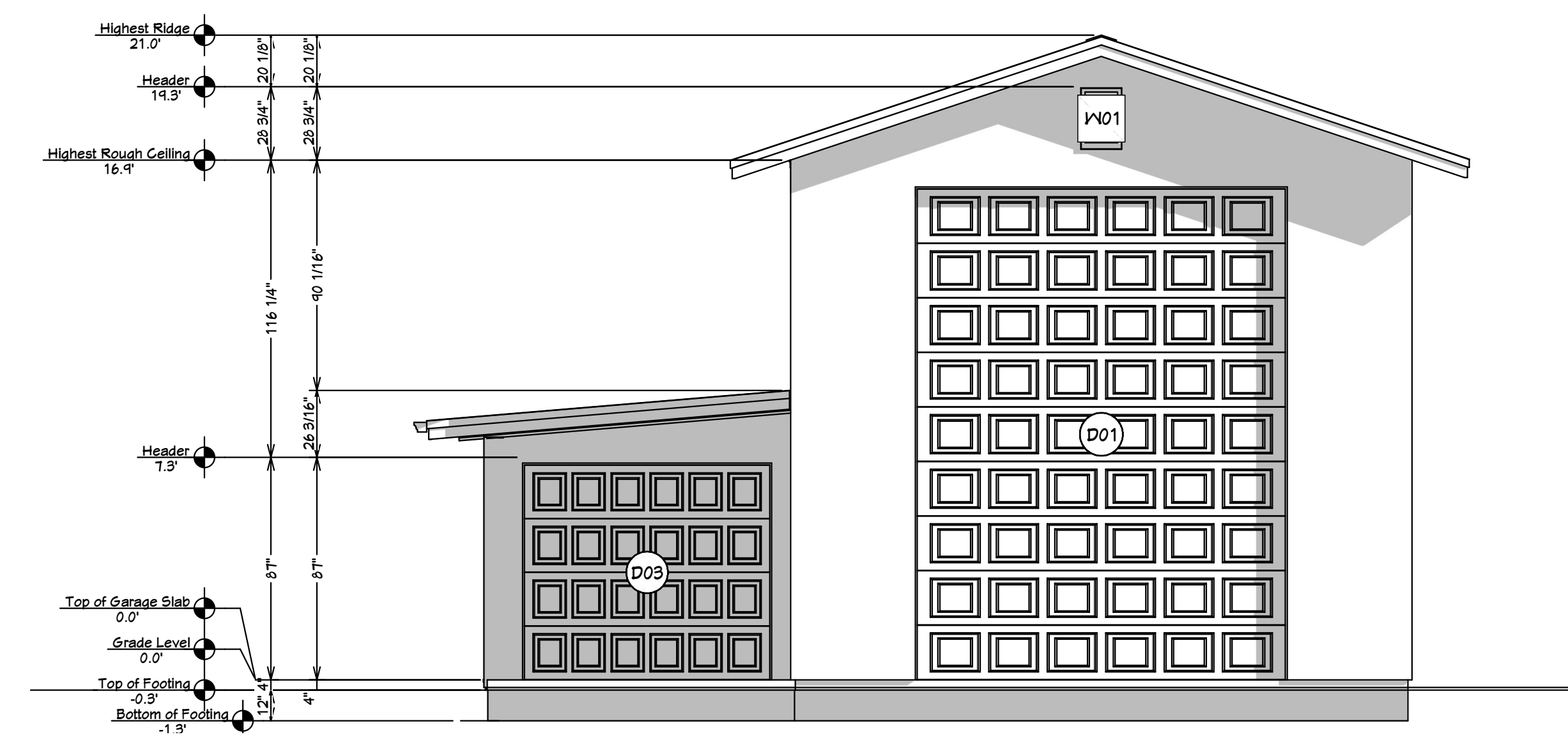
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GENERIC WINDOW SCHEDULE (VERIFY R.O.)							
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W04	8040LS	1	1	8040LS	60"	48"	LEFT SLIDING



**REAR ELEVATION 1/4" = 1' - 0"**



**FRONT ELEVATION 1/4" = 1' - 0"**

**ELEVATIONS**



