



Cochise County

Development Services

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Board of Adjustment, District 3
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: Docket V21-03 (Cedar)
DATE: June 10, 2021, for the June 15, 2021 Meeting

APPLICATION FOR VARIANCE

Docket V21-03(Cedar)

The Applicant requests two separate variances for the construction of a new detached structure:

1. Section 704.02 Height

Increase the building height from 20 feet to 21 feet.

2. Section 704.03 Setbacks

*Reduce the 20-foot setback to **six (6)** feet from the southern property line.*

The subject property is located at 2175 N. Cedar in Huachuca City and is identified as Parcel Number 106-25-024D. The Applicant is K and B Property Renovations.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 36,154 square feet
Zoning: R-18 (Residential, one dwelling per 18,000 square feet)
Growth Area: Category B
Plan Designation: Neighborhood conservation
Area Plan: None
Existing Uses: Single Family
Proposed Uses: New detached RV Garage

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	R-18	Vacant lot
South	R-18	Vacant lot
East	R-18	Single residential
West	R-18	Single residential

Planning, Zoning and Building Safety

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

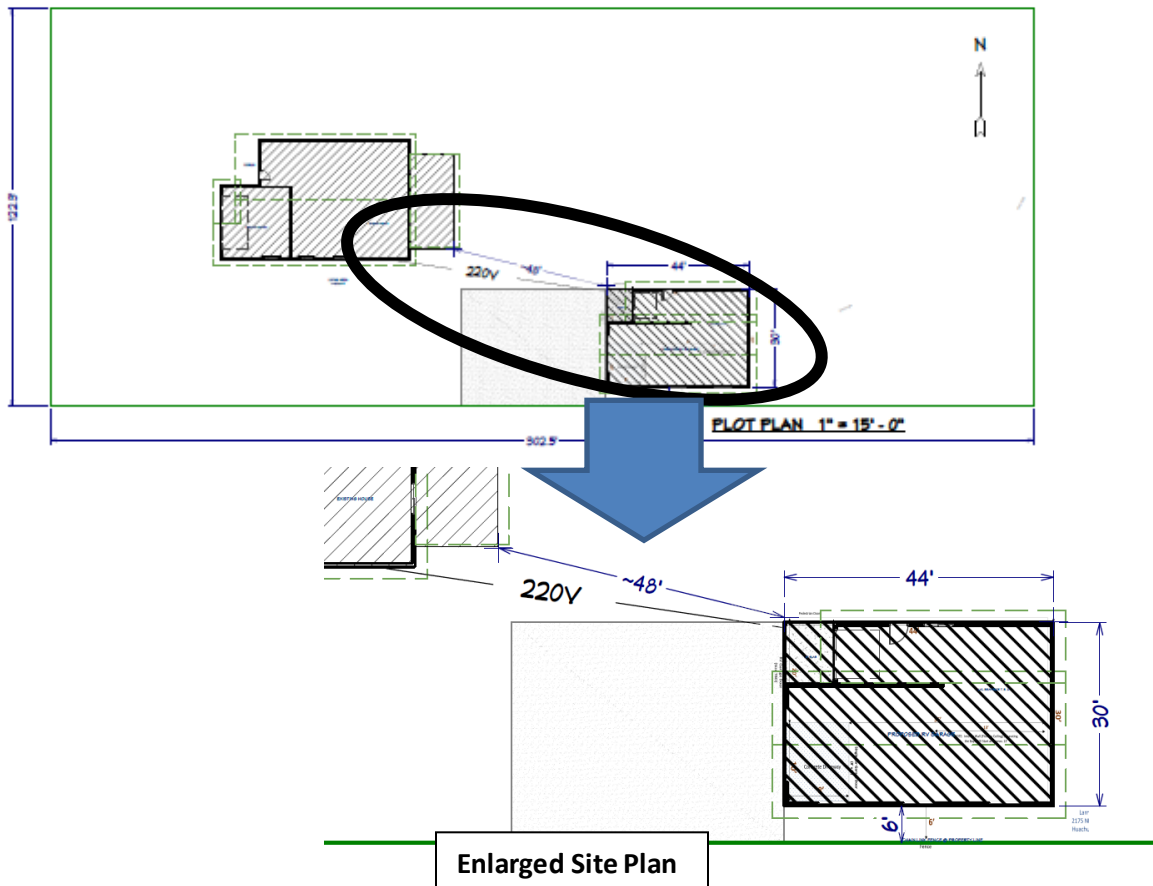
II. SITE HISTORY

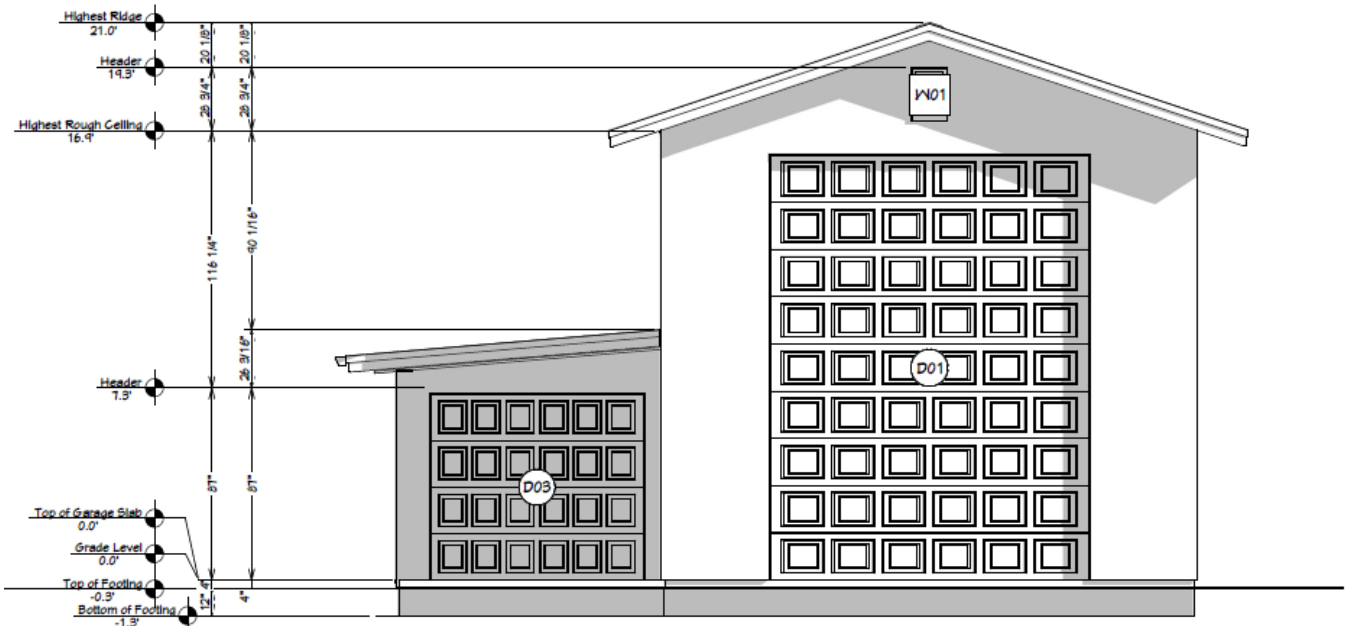


2005 New SFR home and septic
2014 New Deck, awning, patio, Arizona room and remodel

III. PROJECT DESCRIPTION

The Applicant currently has an approximately 2,200 square foot home built on the lot. An RV is currently parked on the side of the home, adjacent to Birch. This is the approximate location of the RV garage. The Applicant is requesting the height variance to accommodate a roll-up door and allow the RV to be stored inside. The setback variance is required due to the constraints created by the placement of the home and septic system on the lot.





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

IV. ANALYSIS OF IMPACTS

The project site is within an existing developed residential area with some vacant lots. Many of the homes in the area have detached structures. During the Staff visit, there were no notable structures within the setbacks or exceeding the height. However, due to the placement of the home and septic, the site has limited areas to place a structure.

During the Staff visit, one neighbor stopped and asked what the request was for. After a brief discussion, the neighbor indicated support for the request. No written correspondence has been received.



The increase of height by one foot will not be highly noticeable. The structure will be visible along Birch Road, however there was no opposition to the request expressed, therefore staff finds that the proposed request will have minimal negative impacts on the neighborhood.

V. PUBLIC COMMENT

Notice was sent to surrounding property owners, a notice posted in front of the residence and a notice

placed in the newspaper. Staff received no written correspondence and one verbal support of the request.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variance

1. The location of the residence and the septic system provides some difficulties in meeting the setback requirements;
2. The increase in height by one (1) foot will not be 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. One neighbor expressed support verbally.



Factor Against Approving the Variance

The garage will only be located 6 feet from the property line along Birch

VII. RECOMMENDATION

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

Sample Motion: *Mr. Chairman, I move to approve Docket V21-03 Cedar), on parcel 106-25-024D, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*