

COCHISE COUNTY

Docket V21-03 (Cedar)

Request for a Variance

Board of Adjustment, District 3

June 15, 2021



Public Programs...Personal Service

- Request:

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
- Parcel Number is identified as 106-25-024D
- The site is approximately 36,154 square feet
- The Applicant is K and B Property Renovations

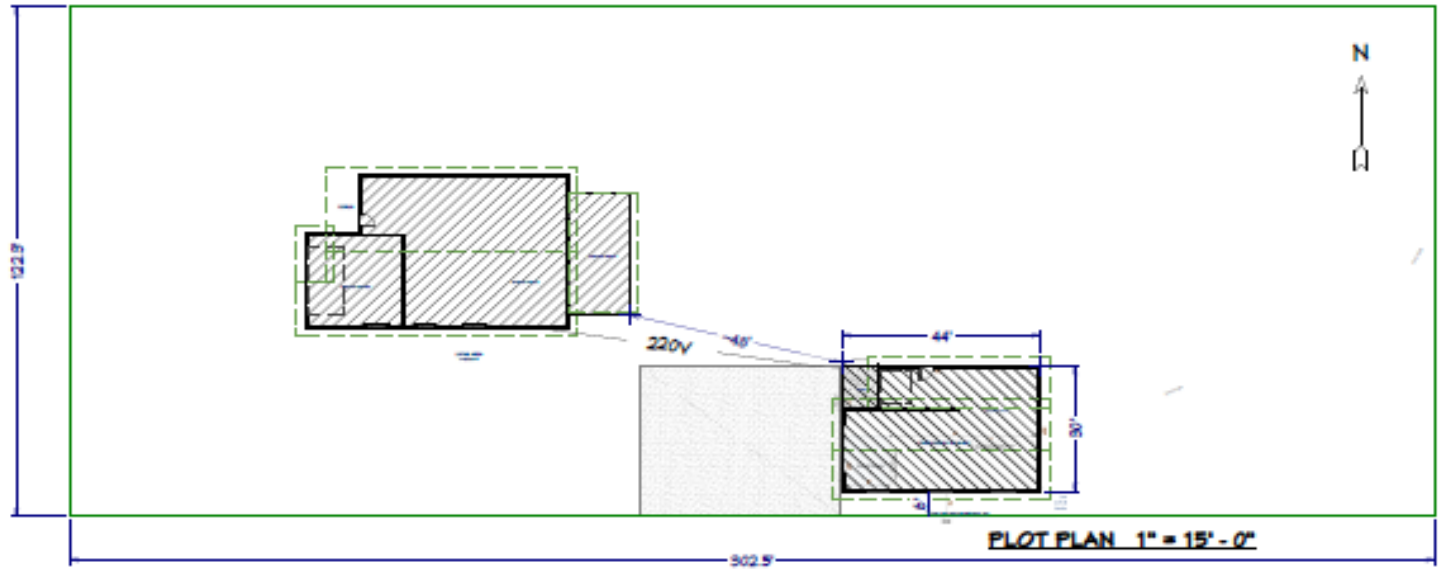


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Location

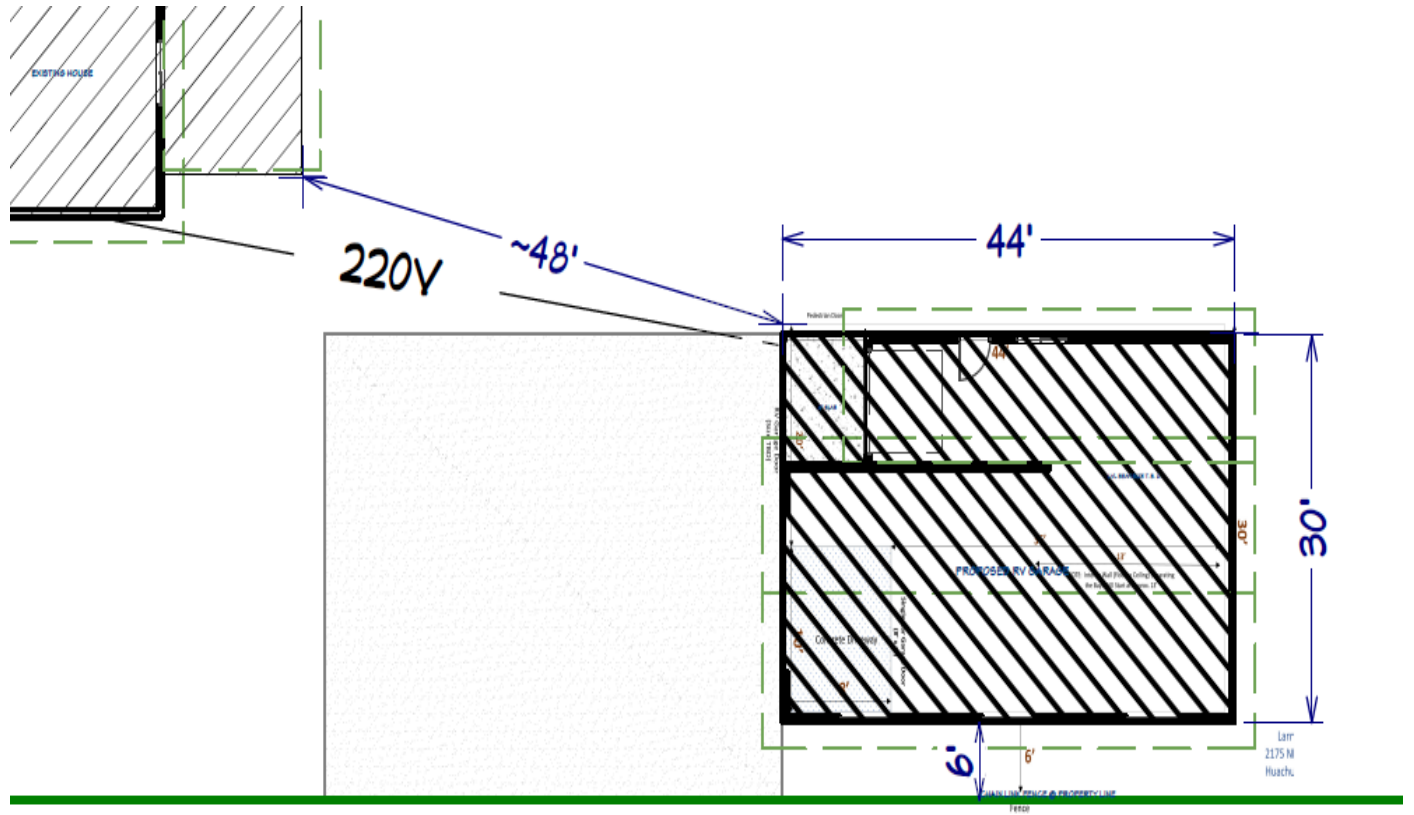




Site Plan



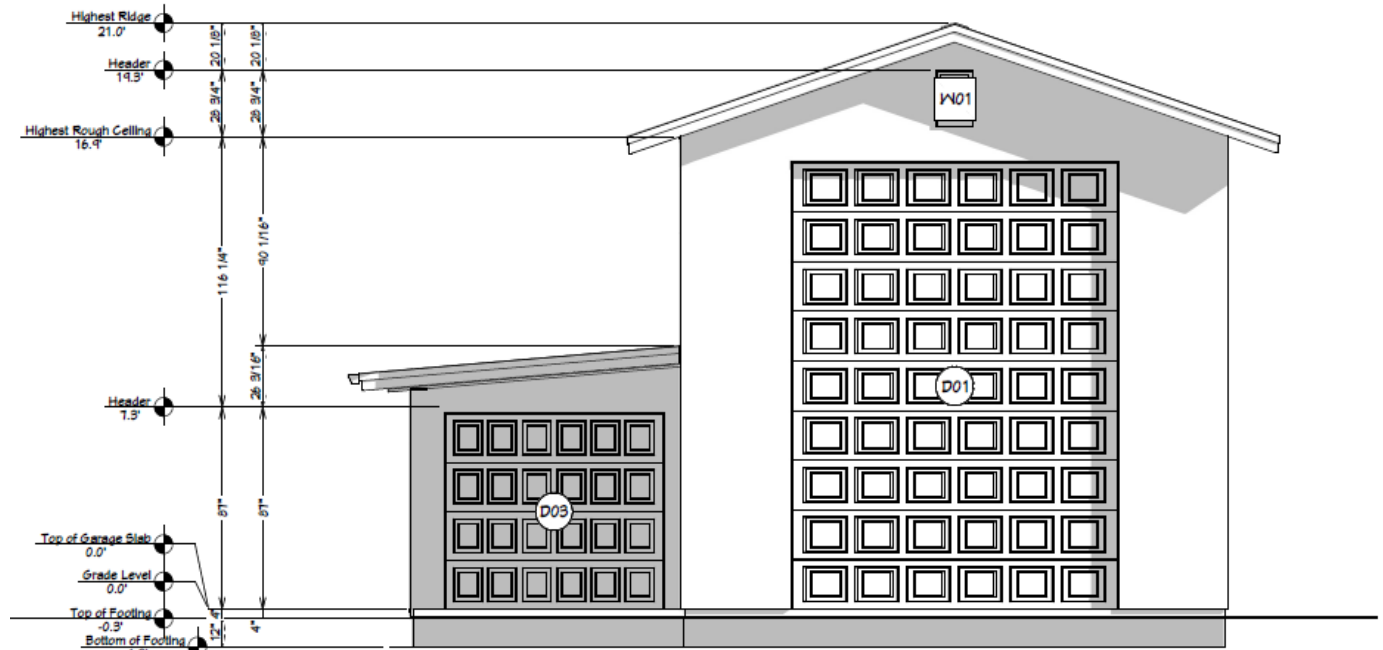
Site Plan



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Elevation



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



Public Input

- No letters
- One verbal support



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Site Photos



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Site Photos



Factors in Favor of Approval

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 Approval

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

Discussion



Recommendation: Approval

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.

