



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 V21-06 (Aspen)
DATE: September 15, 2021, for the October 12, 2021 Meeting

APPLICATION FOR VARIANCE

Docket V21-06 (Aspen)

The Applicant requests a variance to Section 1004.03A setbacks. Specifically, the applicant requests a one and half (1 ½) foot setback where a seven and a half (7 ½) foot setback is required to construct a new carport.

The subject property is located at 2140 N Aspen in Huachuca City and is identified as Parcel Number 106-24-024. The Applicant is Mr. Brian Rinehart.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Site Size: 22,600 square feet
Zoning: MR-1 (Multi Household Residential, one dwelling per 3,600 square feet)
Growth Area: Category B
Plan Designation: Neighborhood conservation
Area Plan: None
Existing Uses: Single Family
Proposed Uses: Same with new carport

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	MR-1	Single residential
South	MR-1	Single residential
East	SR-12	Single residential
West	GB	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

SFR constructed in 1977.

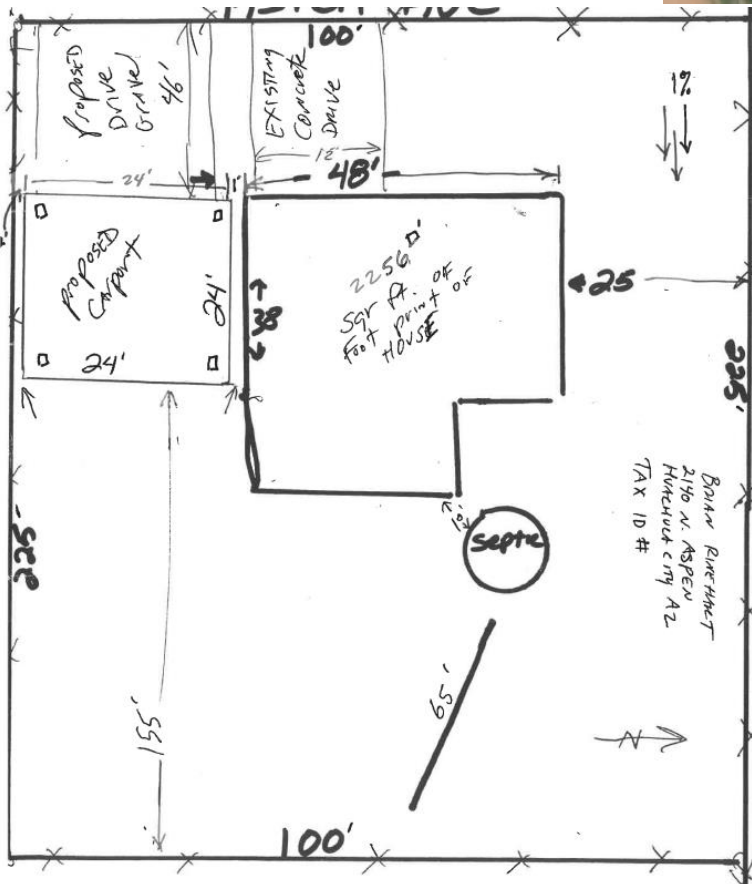


III. PROJECT DESCRIPTION

An approximately 1,000 square foot home was constructed on the lot in 1977. A trailer and boat are currently parked on the south side of the home, between the existing garage and the south property line. The Applicant is requesting to construct a new carport in this area that would be 1.5 feet from the property line. The required setback is 7.5 feet.



IV. ANALYSIS OF IMPACTS



The project site is within an existing developed residential neighborhood although the properties located to the west, across Aspen are all designated as commercial zoning. Many of the homes in the area have detached structures. During the Staff visit, there were no notable structures within the setbacks however, due to the placement of the home, the existing use of the space, and the site has limited areas to place a structure. Looking at the aerial photo there are structures on other properties that have buildings encroaching into setback areas.

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 one letter in support of the request from a neighbor across the street.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approving the Variance

1. The location of the residence provides some difficulties in meeting the setback requirements;
2. Allowing the Variance does not compromise safety or quality-of-life for area residents;
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;
4. One neighbor expressed support.



Factor Against Approving the Variance

No identified

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 V21-06 (Aspen), on parcel 106-24-024, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*