

**COCHISE COUNTY**

# **Docket V21-06 (Aspen)**

## **Request for a Variance**

Board of Adjustment, District 3

October 12, 2021



***Public Programs...Personal Service***

## COCHISE COUNTY

## V21-06 (Aspen)

- Request:

### ***Section 1004.03A Setbacks***

*Reduce the 7 ½ foot setback to 1 ½ feet from the southern property line.*

- The subject property is located at 2140 N Aspen in Huachuca City
- Parcel Number is identified as 106-24-024
- The site is approximately 22,600 square feet
- The Applicant is Mr. Brian Rinehart



***Public Programs...Personal Service***

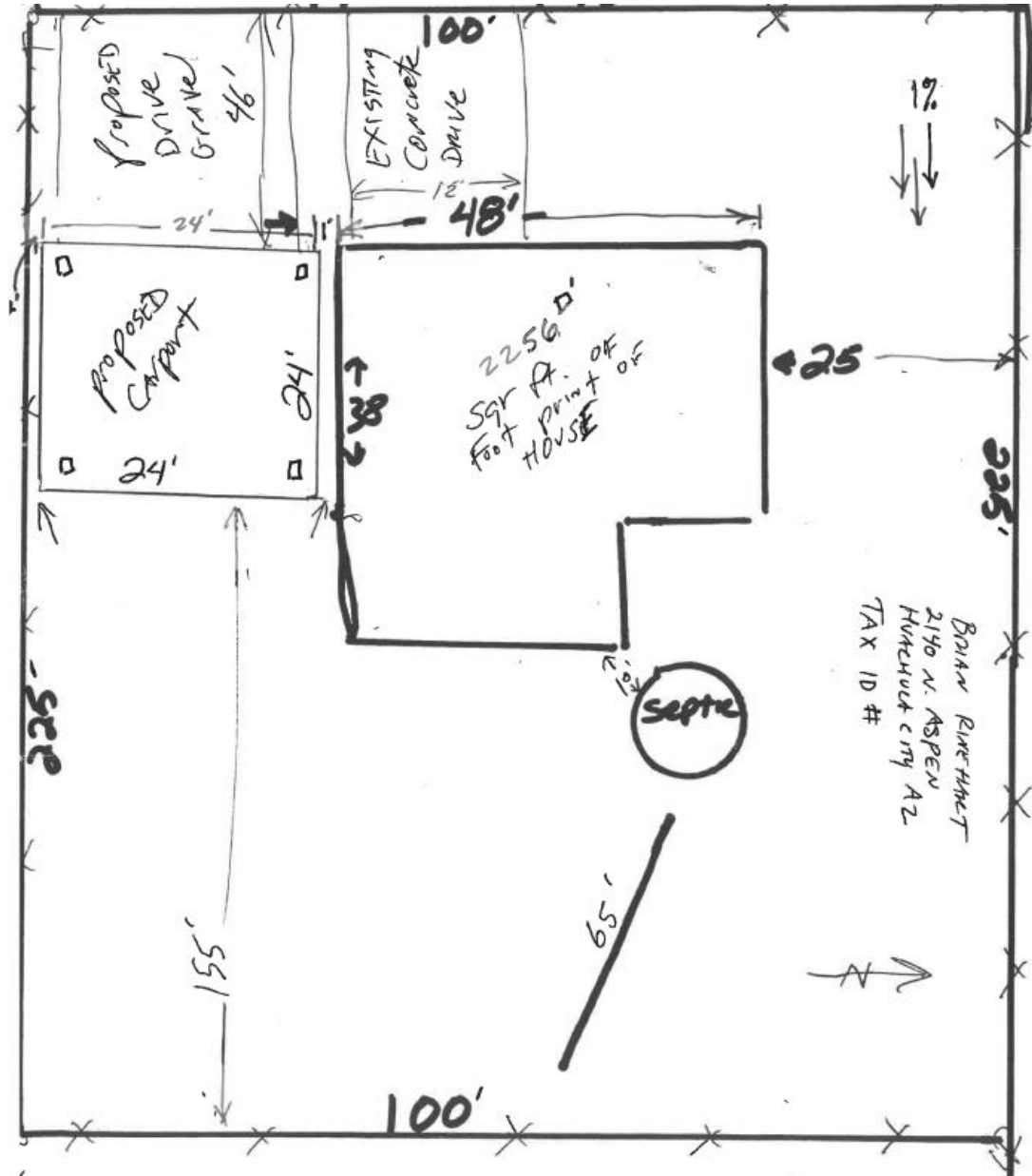
**COCHISE COUNTY**

**V21-06 (Aspen)**

**Location**



Site Plan



Brian Rinehart  
2140 N. ASPEN  
HUBBARD CITY AZ  
TAX ID #

**Public Input**

- No letters
- One verbal support



**COCHISE COUNTY**

**V21-06 (Aspen)**

**Site and Surrounding Photos**



## **Factors in Favor of Approval**

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 Approval**

No identified

**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 V21-06 (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.*

