



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A VARIANCE

Applicant's Name: Francisco Garcia

Name of All Property Owner(s) Priscilla Ramos

Mailing Address:

2239 Douglas AZ 85607
Street # Town State Zip code

Subject Property Address (if different than mailing address):

Street # Town State Zip code

Email Address: bertgarcia1@hotmail.com

Phone Number: (520) 227-9872

Tax Parcel Number: 410-22-004D

Current Zoning Designation: _____

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

Which provision(s) of the Zoning Regulations are you seeking a variance from? _____

Set back from property line

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.

The existing structure is a residential property
used as primary residence.

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.

All proposed structures are on the site plan submitted.
Proposed structure will be used as a bedroom. Proposed
structure will also have a porch and a deck.

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.

When 2239 E 23rd ST was purchased in 2011 the property already had a 10ft set back & property owners within our zoning districts have not had any concerns. There is no advantage or special privilege.

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.

It will not have an impact on neighboring properties since the 10ft set back has been with the house for 21 years. The 10ft set back has never been an issue or problem with neighboring properties.

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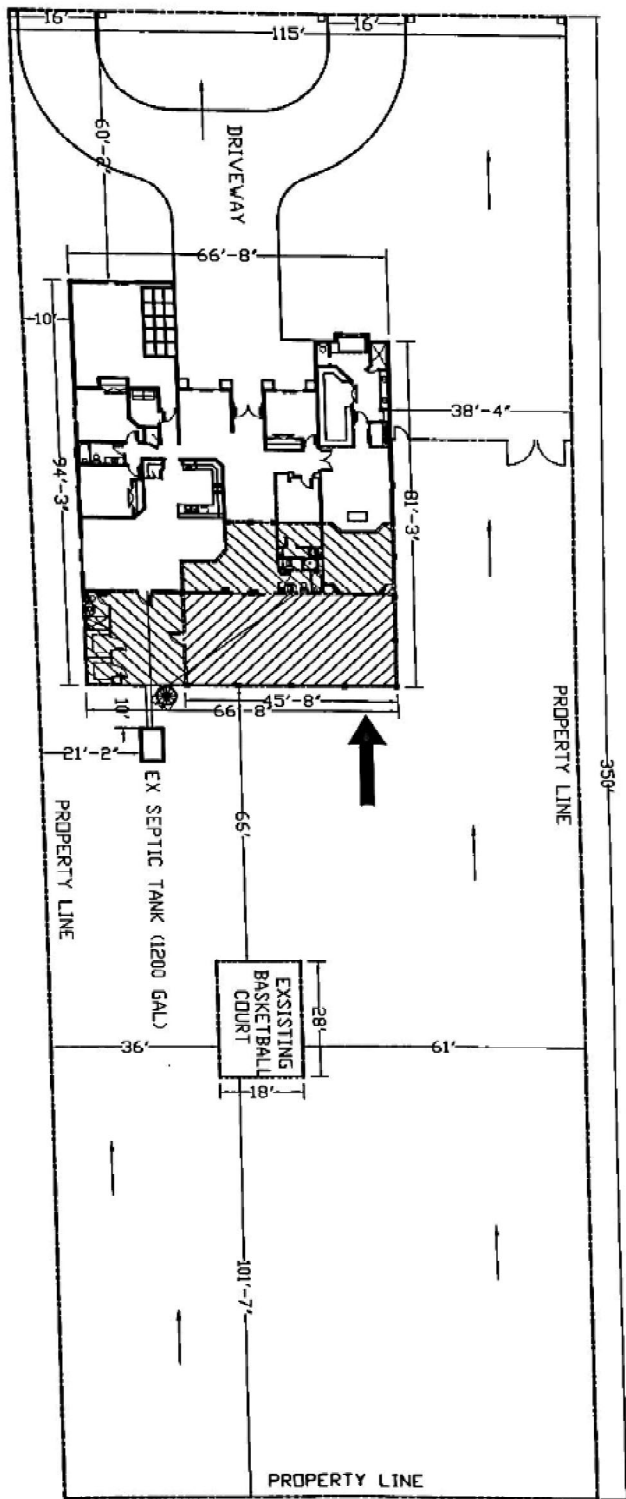
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23RD STREET

CENTERLINE OF ROAD

CHIP & SEAL ROAD SURFACE

DIRT SURFACE



PARCEL # 410-22-004D
 NAME: HUMBERTO GARCIA
 PHONE: 520-227-9872
 ZONING: SR 43
 FLOODED ZONE: _____
 LOTS: _____
 BLOCK: _____



NORTH
 1/2" = 1'-0"

THEIR ARE NO WASHES WITHIN 300'
 OF THIS PROPOSED HOME SITE
 1/2" SLOPE TOPD

LOCATION

WASHINGTON AVENUE



PLANS FOR
 520-227-9872

MR. & MRS. HUMBERTO GARCIA
 2239 23RD STREET
 DOUGLAS, AZ 85607

SITE PLAN

DATE
 JUNE 2020

SCALE
 1/32" = 1'-0"
 LIVING AREA
 1099 SQ FT

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