

**COCHISE COUNTY**

**Docket V21-05 (23<sup>rd</sup> Street)**  
**A Request for a Side Yard Setback Variance**

Board of Adjustment, District 2  
September 1, 2021



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

**Request:**

The Applicant requests to encroach ten (10) feet into the required twenty (20) foot side yard setback with a new addition. The existing residence is already ten (10) feet from the property line and the new addition will not encroach any further than the existing residence.

➤ Applicant: Mr. Francisco Garcia.



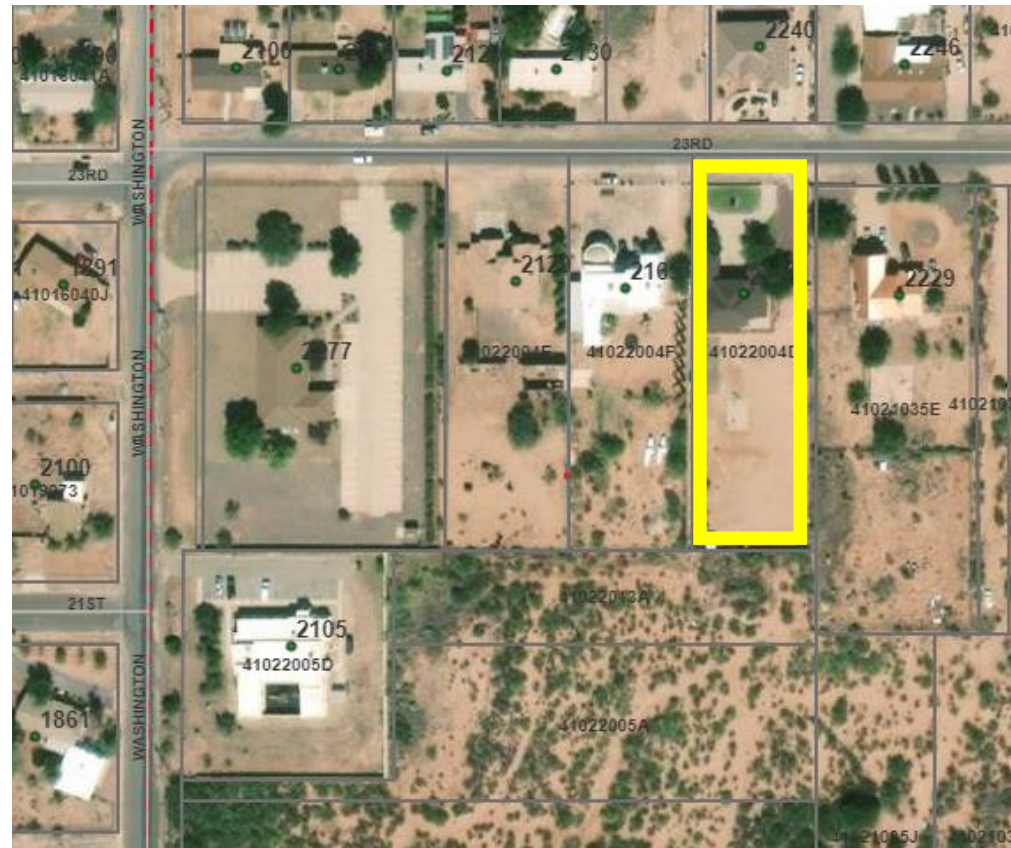
# COCHISE COUNTY

# Docket V21-05 (23<sup>rd</sup> Street)

## Location Map

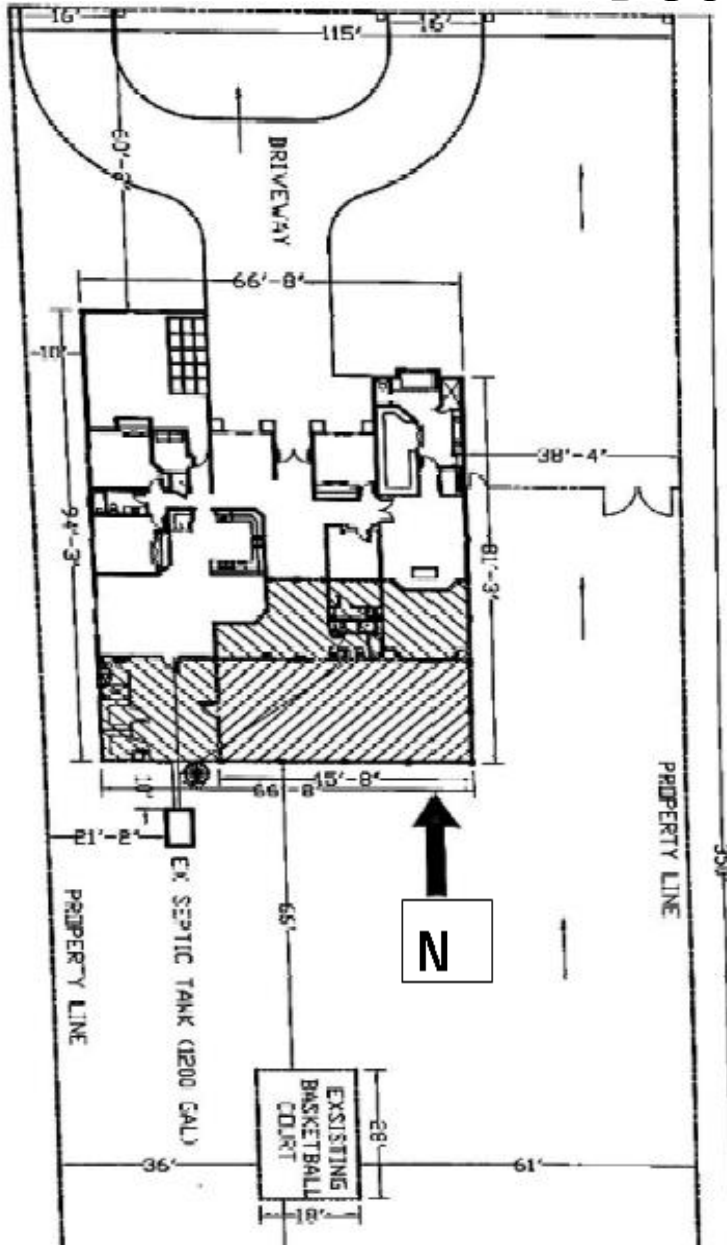
➤ 2239 E 23<sup>rd</sup> Street,  
Douglas

➤ Parcel # 410-22-004D



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### Public Comment

➤ Two letters in support

 Support



**Factors in Favor of Approving the Variance**

1. The proposed setback is consistent with the existing residence;
2. The proposed setback is consistent with the residence located to the west;
3. Two comments in support of the request have been received;
4. The applicant was not responsible for the lot split that created the non-compliant setback; and
5. The proposed request will not create negative impacts on the affected properties.

**Factor Against Approving the Variance**

None identified



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**Discussion/ Questions**



*Public Programs...Personal Service*



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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 V21-05 (23<sup>rd</sup> Street), on parcel 410-22-004D, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*



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