Cochise County
Development Services
Planning Division
Public Programs...Personal Service
www.cochise.az.gov

BA 2

APPLICATION FOR A VARIANCE

Applicant's Name: Sergio Montaño

Name of All Property Owner(s) Fransico Montaño

Mailing Address:
606 Irvine Ave Pirtleville Az 85626
Street # Town State Zip code

Subject Property Address (if different than mailing address):
P.O Box 327 Pirtleville Az 85626
Street # Town State Zip code

Email Address: Nenomontano1979@gmail.com

Phone Number: (520) 224 7649

Tax Parcel Number: 408 19 004

Current Zoning Designation: RG

Area of Parcel (to the nearest tenth of an acre): 0.24

Which provision(s) of the Zoning Regulations are you seeking a variance from? 5'
set Back

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.

1187 Square ft House

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.

adding 2 Room & Bathroom & Wash Room, 1,100 Square ft

What is the reason for this request (select one):

- [x] 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.

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.

No potential impacts with Wieghber

State how the proposed variance is consistent with the general **intent and purpose** of the Zoning Regulations.

Expanding readential use

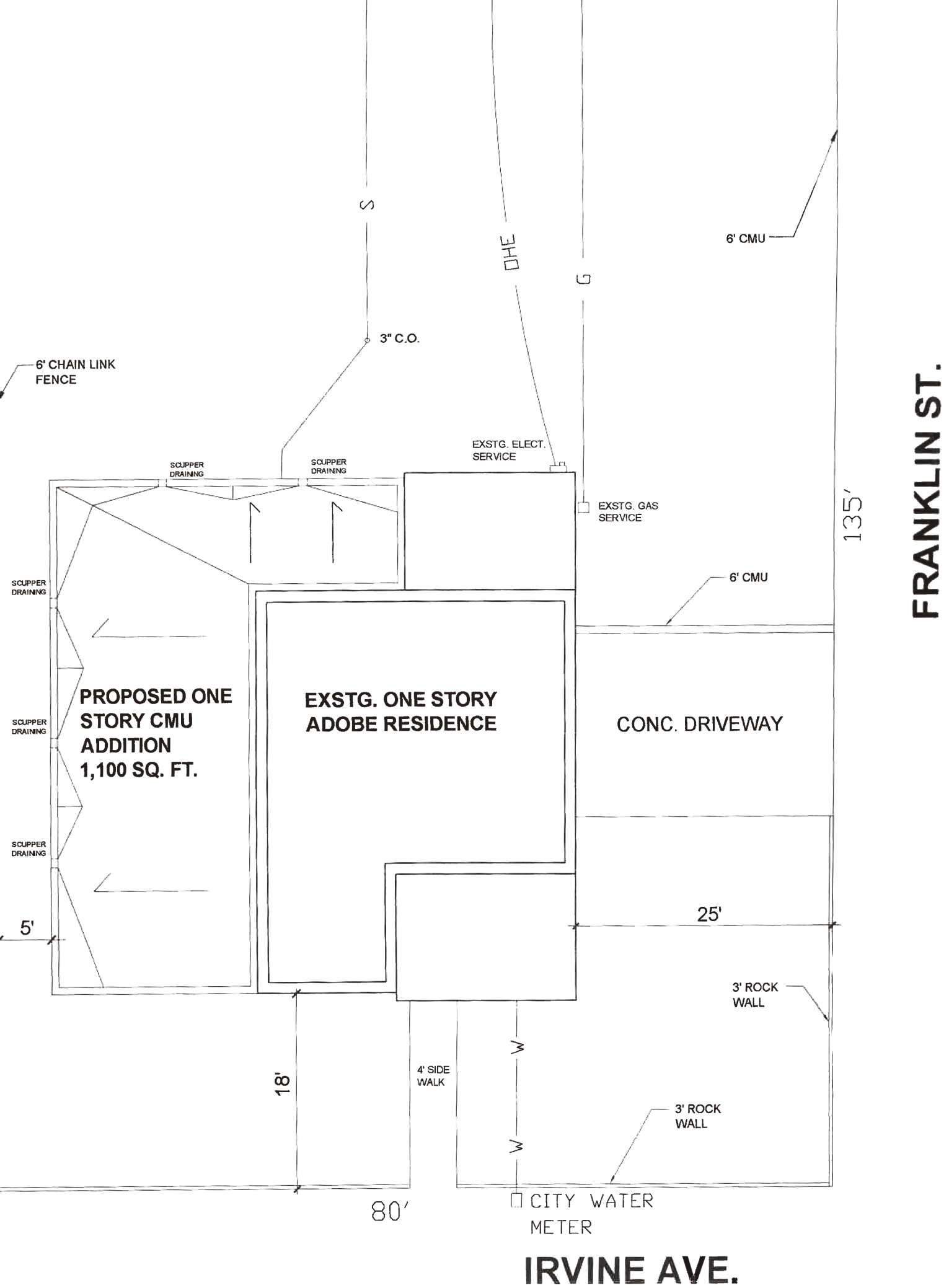
Describe, in detail, the special circumstances that are associated with, and unique to, your property that do not allow it to develop in the same manner as other properties within the same zoning district.

Adding a addition

The undersigned hereby certifies that to the best of his/her knowledge and belief the data submitted on the attached application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

Sergio Montano

Applicant Signature Date


S
OHE
G
6' CMU
3" C.O.
6' CHAIN LINK FENCE
EXSTG. ELECT. SERVICE
SCUPPER DRAINING
SCUPPER DRAINING
EXSTG. GAS SERVICE
135'
FRANKLIN ST.
SCUPPER DRAINING
6' CMU
PROPOSED ONE STORY CMU ADDITION 1,100 SQ. FT.
EXSTG. ONE STORY ADOBE RESIDENCE
CONC. DRIVEWAY
SCUPPER DRAINING
SCUPPER DRAINING
5'
25'
3' ROCK WALL
W
18'
4' SIDE WALK
3' ROCK WALL
W
80'
CITY WATER METER
IRVINE AVE.