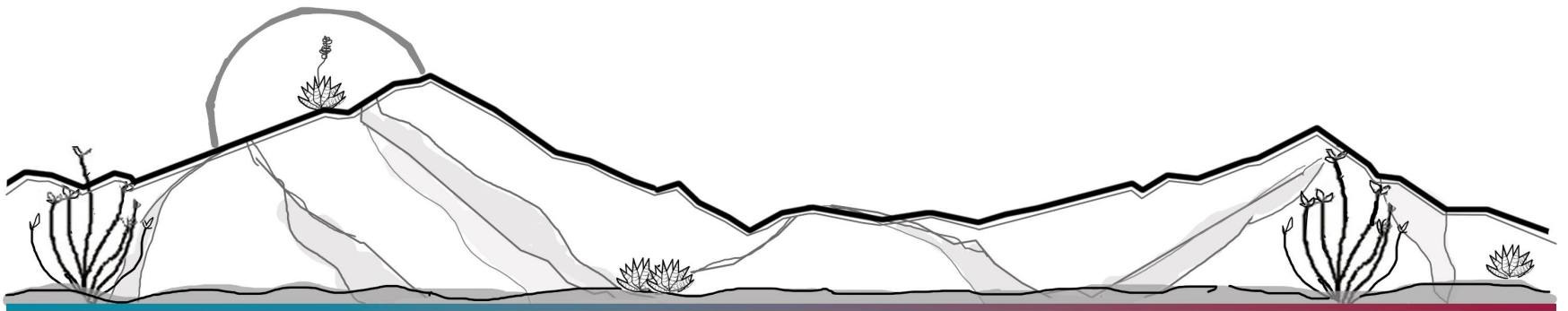


Variance Docket V 22-04

Board of Adjustment, District 2

May 4, 2022



Location



Peculiar Conditions & Parity/Site Analysis



Site Analysis
V 22-04 (Pintek Setback)

N.T.S



Site Photos

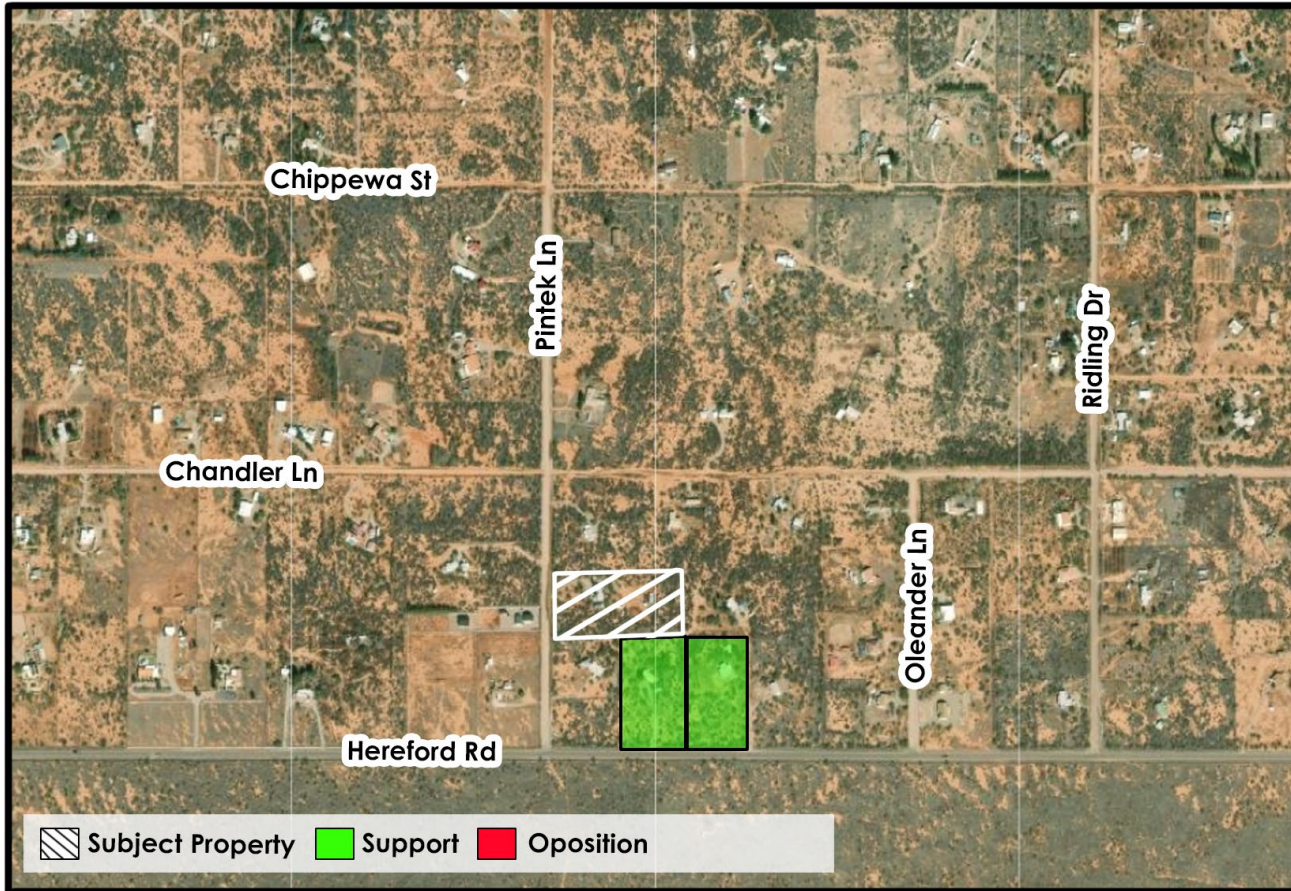


Preservation of Zoning District Purpose (RU-4)

- To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan
- To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the County situated outside of existing communities
- To protect the quality of the natural environment as it relates to safeguarding the health, safety and welfare of the people in Cochise County; and



Public Comment



Support/Opposition Map
V 22-04 (Pintek Setback)

N.T.S



Factors in Favor of the Request

1. This variance request is consistent with the intent and purpose of the Zoning Regulations and Comprehensive Plan.
2. The proposed request avoids any tree removal, which could negatively impact visual buffering. Currently, the proposed shed is not prominently visible from the road or adjacent parcels.
3. The purpose of the setback, which includes ventilation, lighting, site access, and buffering, is not impacted by this request.
4. Two phone calls from adjacent owners were received, indicating support.
5. There are numerous examples of sheds in the area. Determining compliance with setbacks of those existing sheds is difficult due to the reduced setbacks requirements for sheds under 200 SF (10' from property line). The proposed 240 SF shed, placed 10' from the property line would not seem out-of-place.



Factors Against Approving the Request

1. Because this is a 4-acre parcel, there are placement options available outside of the 20' setback.
2. There are no unique or peculiar conditions present that would limit the shed placement to inside the setback.



Applicant Presentation/Discussion



Recommendation & Sample Motion

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 V22-04 (Pintek setback), on parcel 104-31-001N, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact

