



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A VARIANCE

Applicant's Name: Conceicao Rocha

Name of All Property Owner(s) Irvin Amdahl - Conceicao Rocha POA

Mailing Address:

5809 S. Mountain Side Lane, Hereford, AZ 85615

Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

same

Street #                                      Town                                      State                                      Zip code

Email Address: luvthyneighbor2@aol.com

Phone Number: 520-236-0469

Tax Parcel Number: 104-02-054 B

Current Zoning Designation: TR-36

Area of Parcel (to the nearest tenth of an acre): .98

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

To be able to install a carport within the 21' setback to the right side of MH.

**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  
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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.

Mobile Home - 76'x32'

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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.

20x40x8 carport

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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.

We are requesting the variance in order to have the carport placed convenient to the front

door due to being elderly and poor health. The house on the property beside us on that side  
is quite a far distance from our property line, so it should not hinder them in any way.

This is a portable structure to be placed on the ground with mobile home anchors, and not  
on cement. So it can always be removed at a later time.

Mr. Amdahl has severe dementia, the front door is where his bedroom is located.

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.

The variance requested is simply to use the setback space on our property between the  
mobile home and property line in order to put the carport close to the front door entrance.

The other door to the mobile home is on the back of the house. The septic system is right  
about the middle, so we cannot put the carport close to the back door. The only other option  
is to place the carport quite a ways back from the house away from all doors, which is  
extremely hard to push a wheelchair that far, or get Irvin into the house if it is raining.

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

I would presume the general intent and purpose of the zoning regulations is to stay away from the property line enough to not affect your neighbor on that side. This carport would be close to our property line on that side of the house, but these are big parcels, so the neighbors on that side are quite a ways from our property line. Also this carport would be enclosed on 3 sides, so actually affords the neighbors more privacy from our house.

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.

Our parcel is a large parcel, but is long and skinny compared to other parcels that are more square. We have a circle drive in front and a lot of parcel to the back of the house, but unless the carport can be by the house, it is too inconvenient and not accessible to the doors, either one of them. It really won't be an option to try and put up a carport to the back of the property. Which means when it's raining or muddy, we're trying to unload and push wheelchairs through the weather.

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.

James S. F. Roden as Attorney in Fact 5-20-22  
Applicant Signature Date





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