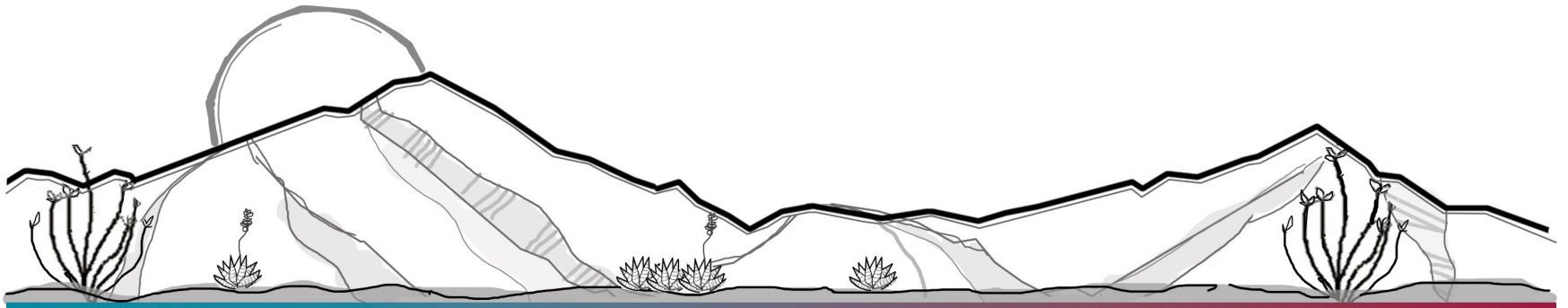


## VAR 23-04 (Coleman Setback)

Variance application to encroach into  
the setback of a residential-zoned  
property

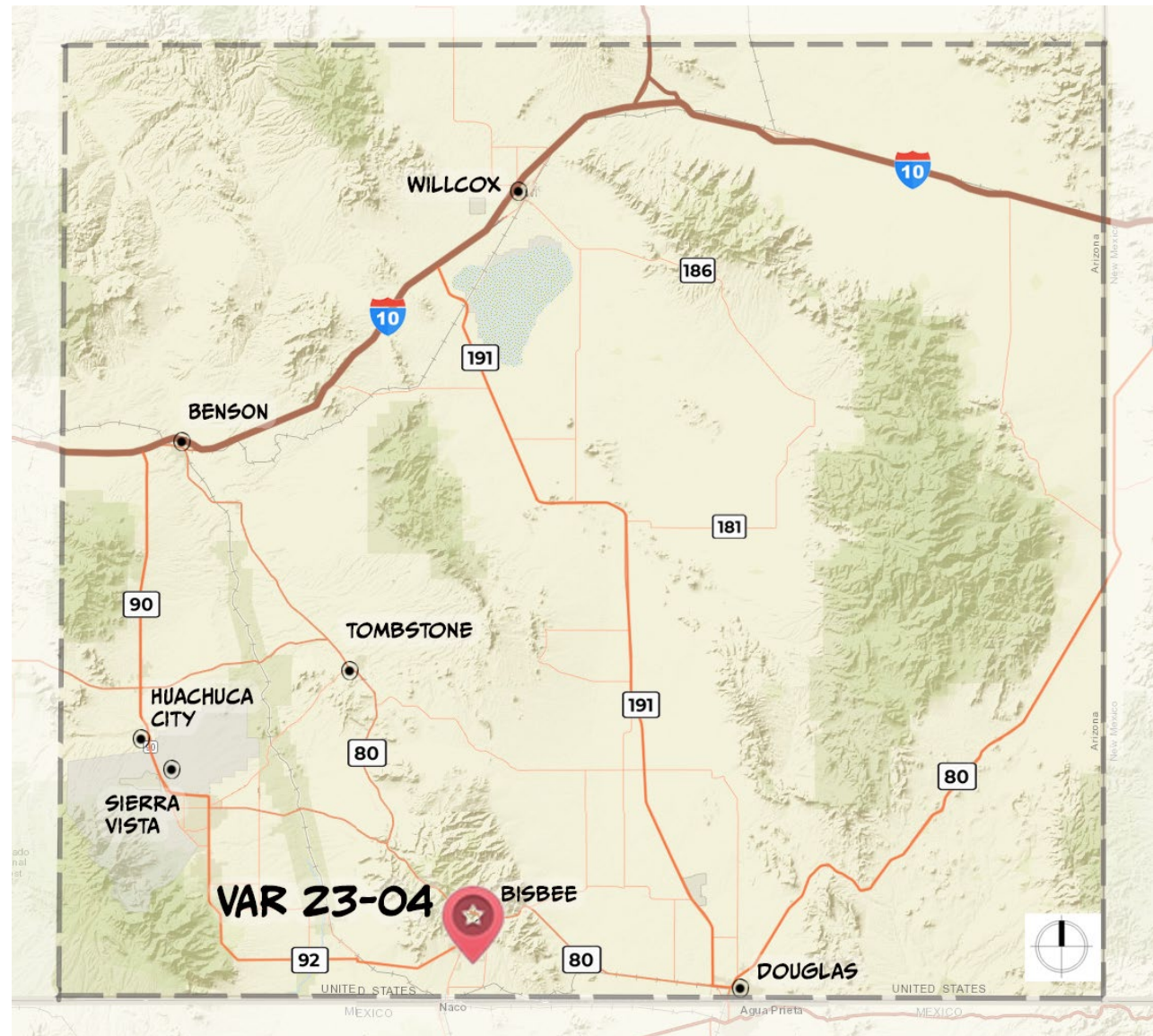
Board of Adjustment

June 28, 2023



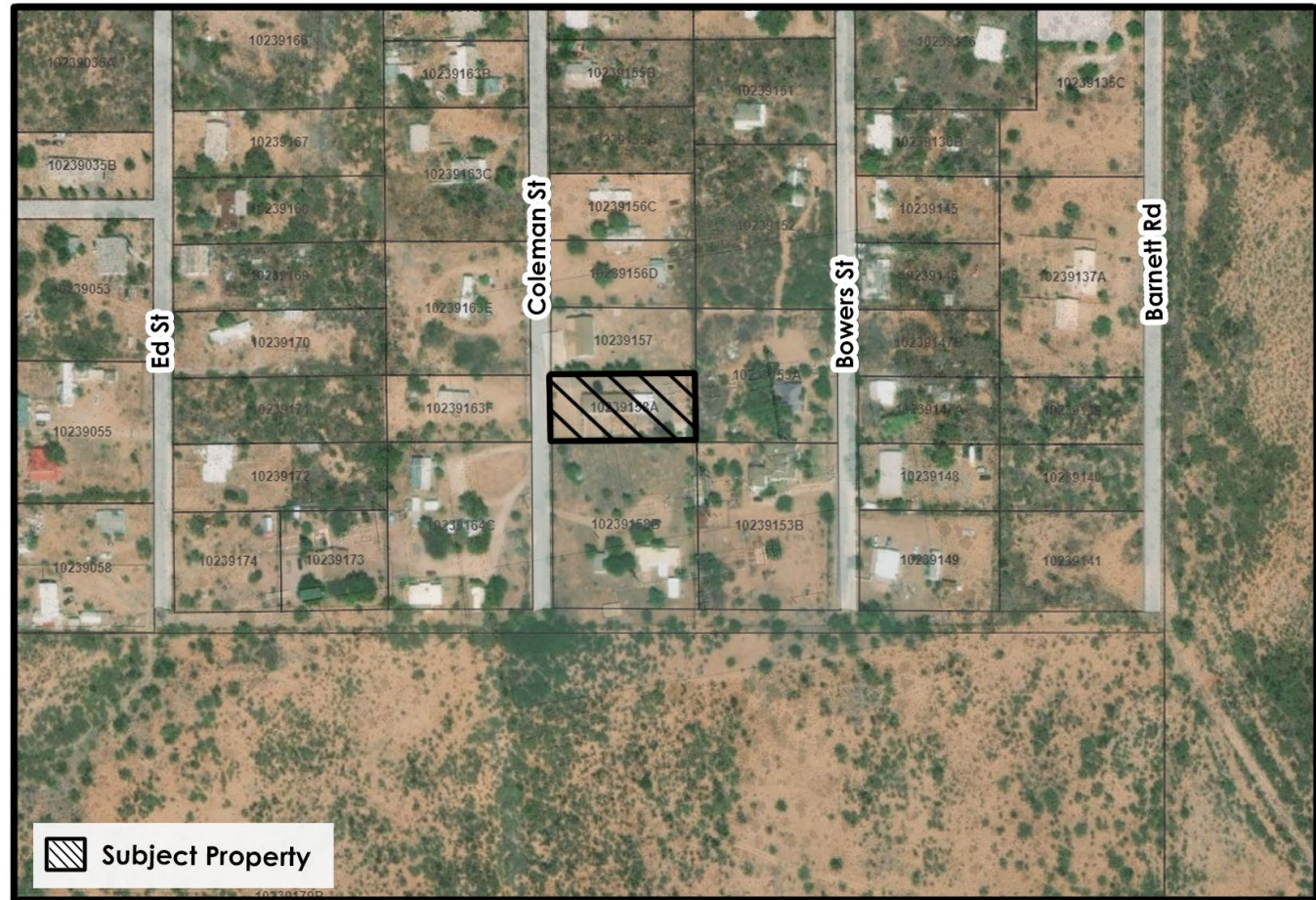
# DEVELOPMENT SERVICES

- Location:  
2415 South  
Coleman  
Street Bisbee,  
AZ, APN 102-  
39-158A
- Applicant:  
Mayra  
Moreno



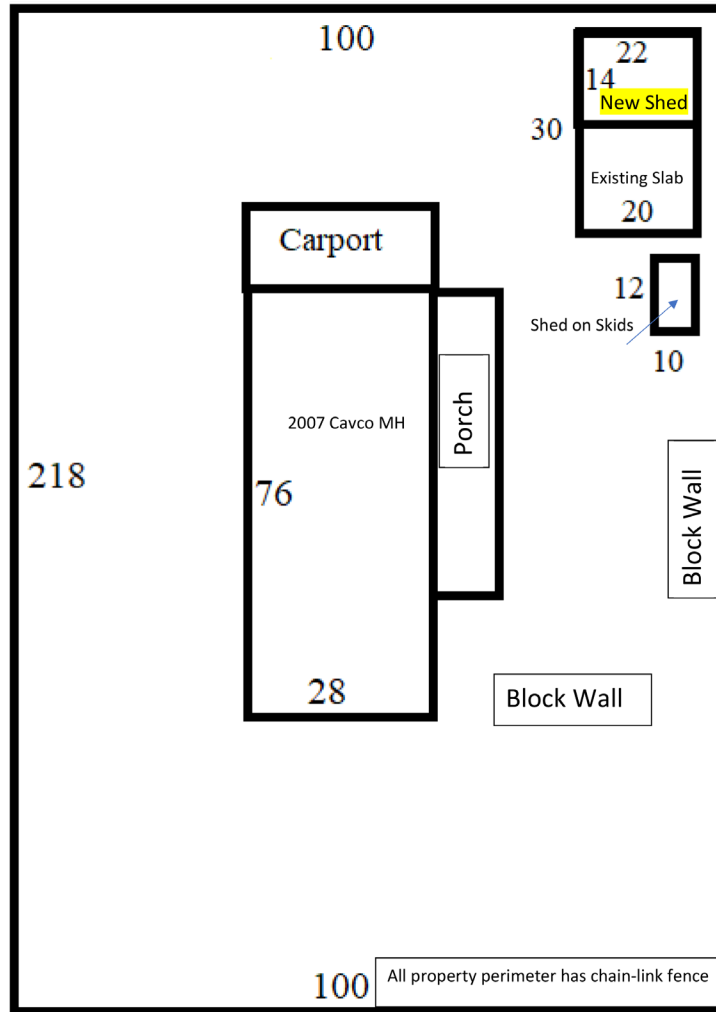
## Variance Request

- Permit an existing accessory building, 5' from the southeastern property line.
- 15' setback reduction requested (min 20' req)



Location  
VAR 23-04 Coleman Setback

## Site Plan



z

Parcel: 102-39-158A  
2415 S Coleman Street Bisbee AZ

# **DEVELOPMENT SERVICES**

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**There are 8 factors used to evaluate all variance proposals. As submitted, the application:**

## **Complies: 5 factors**

- Minimum degree of relief
- Permitted use
- No adverse impacts to surrounding property
- General harmony with zoning regs
- No violation of state or federal law

## **Does not comply: 3 factors**

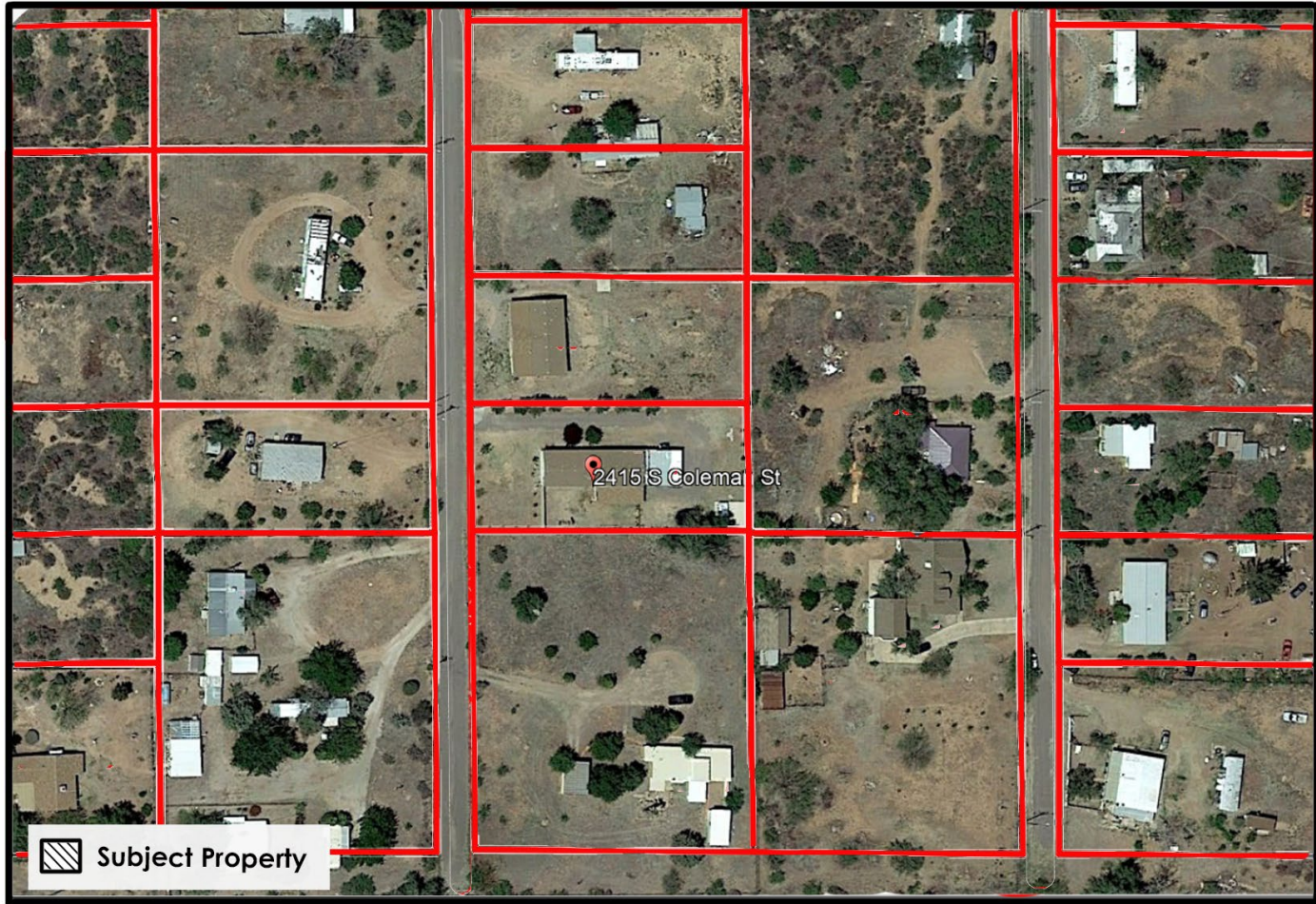
- Unnecessary hardship created by zoning
- Peculiar site conditions
- Not self-created



# DEVELOPMENT SERVICES



## Neighborhood setbacks



Neighborhood Aerial  
VAR 23-04 Coleman Setback

## Factors in Favor of Request

1. This variance request is consistent five of the eight criteria used by staff to help determine the suitability of a given variance request. (Minimum degree of relief, permitted use, no adverse impacts to surroundings, general zoning regs harmony, no violation of state or federal law)
2. There are similar examples of setback encroachments throughout the neighborhood. There are even examples of homes split by property lines.
3. Although this area is designated as “Neighborhood Conservation” by the Comprehensive Plan, it seems to meet the description of more appropriately “Neighborhood Rehabilitation,” which is an area that shows potential need for revitalization. The subject property is in excellent condition relative to its surroundings and the new owner has made improvements that should increase their property value and possibly that of proximal property.



## Factors Against Approving the Request

1. This variance request is not consistent with three of the eight criteria used by staff to help determine the suitability of a given variance request. (Not unnecessary hardship by zoning/factor 1, There are no peculiar site conditions present/factor 2, This is a self-created hardship/factor 3)



## 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 VAR 23-04 (Coleman Setback), located at 2415 South Coleman Street Bisbee, AZ, APN 102-39-158A, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*

