



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A VARIANCE

Applicant's Name: Mayra Moreno

Name of All Property Owner(s) Mayra Moreno Kathryn Villescasc

Mailing Address:

2415 S Coleman Street Bisbee AZ 85603

Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

Street #                                      Town                                      State                                      Zip code

Email Address: mayra.moreno1137@gmail.com

Phone Number: 520-249-1721

Tax Parcel Number: 10239158A

Current Zoning Designation: Residential

Area of Parcel (to the nearest tenth of an acre): .500 acre 218x100

Which provision(s) of the Zoning Regulations are you seeking a variance from? A shed that was built on an existing slab

**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.

We purchased this home in 2017 with an existing 2007 Cavco Manufactured home, porch, carport, chain-link fence around the perimeter, partial block walls to the west & south side and a 20x30 concrete slab. All structures are identified and listed on the site plan.

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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.

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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 have built a shed, with no utilities for storage, on an existing slab. This slab was existing  
when we purchased our home in 2017. It was brought to our attention that it sits too close  
to our property line. With very little to no knowledge on the zoning regulations we built this.  
On Coleman Street where we live there several buildings that sit the same as ours so we  
never considered this to be an issue.

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.

Our structure is approximately 165 feet from our neighbors residential structure to the South,  
approximately 115 feet from our neighbor to the SW, approximately 140 feet from our  
neighbor to the East and approximately 160 feet from our neighbor to the North. An aerial  
has been provided. We do not mean any harm with our shed. We're a growing family and in  
need of additional storage and we took advantage of the existing concrete slab.

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

The proposed variance is a brick and mortar shed 14x22 and 9 feet tall. This will not have any utilities and will have a recycled window.

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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.

We used an existing slab. There are many other parcel with structures on their property line and we didn't think it could be wrong.

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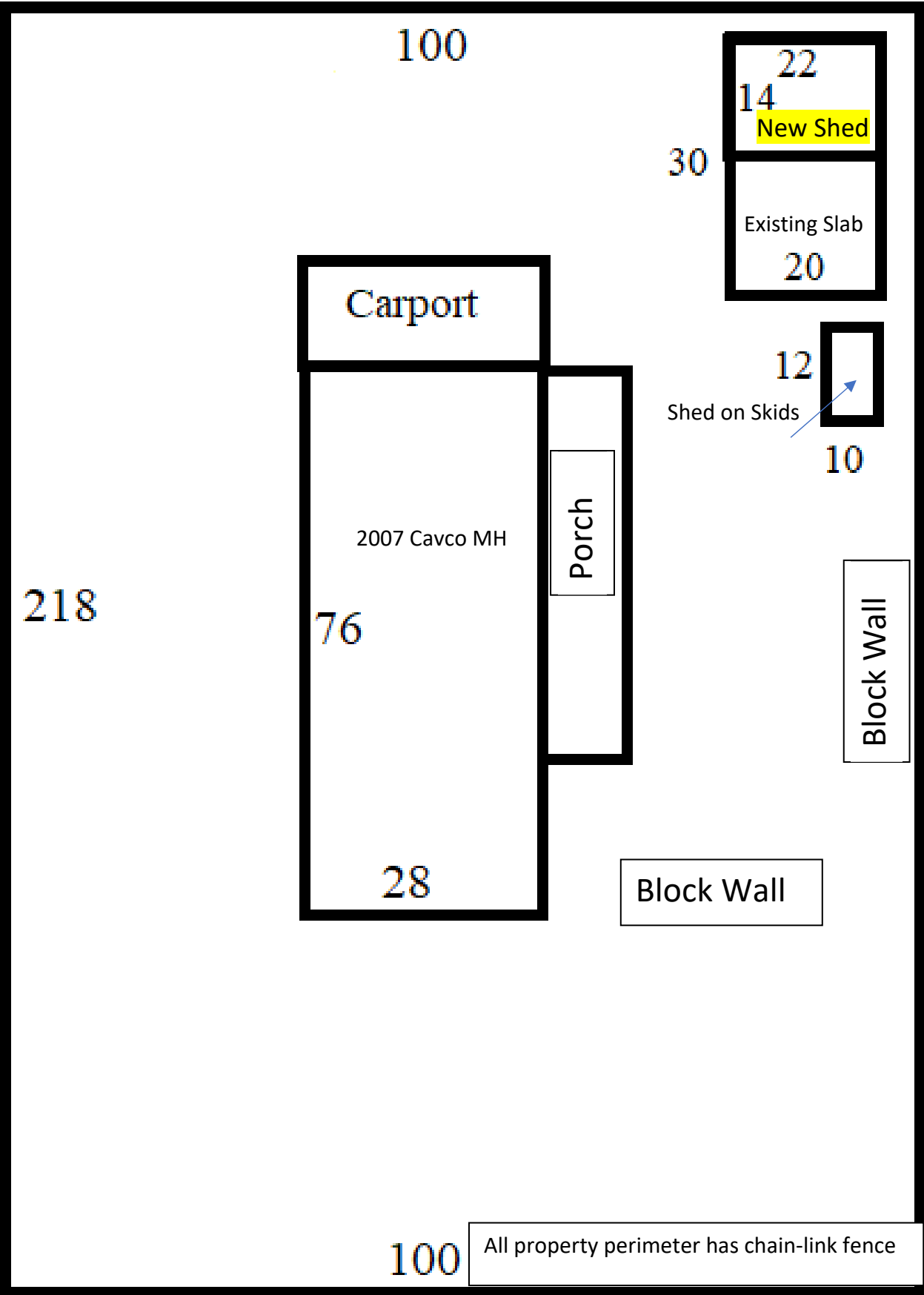
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The undersigned hereby certifies that to the best of his/her knowledge and belief the data submitted on the attached application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

Mauro Moreno  
Applicant Signature

5/15/2023  
Date



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