

# DRAFT

**PROCEEDINGS OF THE COCHISE COUNTY  
BOARD OF ADJUSTMENT  
REGULAR MEETING HELD ON  
Wednesday, SEPTEMBER 27, 2023**

A regular board meeting of the Board of Adjustment was held on Wednesday, SEPTEMBER 27, 2023 at 5:00 p.m. in the Development Services Conference Room, 1415 W. Melody Lane, Building F, Bisbee, Arizona.

Present: Clint Briseno, Member; Paul Brick, Chair  
Absent: John Pintek, Vice Chair  
Staff Present: Matthew Taylor, Planner II  
Christine McLachlan, Planning Division Manager

Chairman Brick called the meeting to order at 5:00 p.m.

**ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

**THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING**

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## **CALL TO ORDER**

**ROLL CALL** (Introduce Board members and explain quorum and requirements for taking legal action).

**CALL TO THE PUBLIC** – Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Board on any issue within the Board's jurisdiction. Since Board members may not discuss items that are not specifically identified on the agenda, Board action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

***No one present or online elected to speak during call to the public.***

**APPROVAL OF THE PREVIOUS MONTH'S MINUTES**

**Vote:** 2 - 0 Approved

**ACTION**

## **PUBLIC HEARING**

1. VAR 23-07 (Shawnee Setback): An applicant-initiated variance request to Section 2.24.040 (Setbacks, Principal and Accessory Structures/Uses) of the Zoning Regulations.

Case planner Taylor provided a presentation, which is preserved in the file. The applicant, Mr. Donald Simpson spoke during the applicant's statement. He stated he intended to replace an old, dilapidated shed on his property. He would like it be in the same location as the old shed. It will look better and be larger. He also wanted to avoid impacting his existing septic tank.

There was no one present online or in person to speak for or against the request.

Case planner Taylor recommended approval, but with the following condition, "The new storage building shall not be serviced with utilities, e.g., electrical, mechanical, or plumbing." Member Briseno questioned why this was included. Chair Brick stated he did not remember any previous cases where a similar condition was attached. Both members thought lighting was needed for safety. Case planner Taylor explained that the board had the authority to change or remove that condition.

The board voted to approve the variance, with the condition removed.

**Vote:** 2 - 0 Approved

## **PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**

### **CALL TO BOARD ON RECENT MATTERS.**

### **ADJOURNMENT**

Chairman Brick adjourned the meeting at **5:29** p.m.

APPROVED:

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Paul Brick, Chairman

ATTEST:

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Dan Coxworth, Development Services Director

