



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Variance Application

Zoning regulations regulate land use, control the types of structures allowed, and maintain a certain level of consistency within a community. These regulations are intended to apply equally to all properties. However, in some circumstances a particular property is unfairly burdened by the general rules, creating an unnecessary hardship for the owner. In Cochise County, the Board of Adjustment considers all variance requests. A zoning variance, if granted by the Board of Adjustment, allows a property owner to use their land or property in a way that deviates from the established zoning regulations.

Applicant Info	
Name:	Clara J Abraham
Address:	402 E. Apache Street, Huachuca City, AZ 85616
Phone:	520-559-2412
Email:	sayson101@gmail.com
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Date: 01-10-2024
Property Info	
Property Owner Name(s):	Clara J Abraham
Parcel Number (APN):	10639117
Parcel Size (in acreage or square feet):	5747.26 or 0.13 acre
Parcel Zoning Designation:	MH72 (?)

Processing Fees

\$400. Checks are payable to the Cochise County Treasurer.

Required Submittals



This application



A concept plan



A non-refundable processing fee

Supplemental Questions

1. State which specific regulation within the Zoning Regulations from which you are seeking relief.
To place an open carport in the setback area of my property.

2. Explain how the provision of the Zoning Regulations that you seek relief from has caused an undue hardship to you.

I have parked in this location for 30 years. I need coverage against the sun for my vehicles. There is no other location in which to place this carport. I have plenty of room from the front setback from the road, but not enough room on the sides of my house, either side in which to place a carport to save my vehicles from the sun.

3. Describe any specific physical conditions, unique to your property, that do not allow it to develop in the same manner as other properties within the same zoning district.

The other properties in the area are in the same condition. Everyone parks in the sun. I have talked with all my neighbors, and I have their permission to place a carport on my property where I have always parked, but it would be close to my property line. The neighbor especially on that side says it's fine with him.

I would not be able to move it back further, which is far enough from the street, but to move it back further is not an option because of staying away from the septic system, and it would still be in the setback even further back.

Supplemental Questions

4. State any potential impacts caused by the application of your variance and how you intend to minimize these impacts on neighboring properties.

It will not impact adversely on the neighboring properties. I have talked with them, and they do not mind if I have a carport installed where I have always parked.

5. Justify how what is proposed by this request is the minimum variance that will afford relief.

I am in need of a carport of 18' wide due to covering two vehicles. I have measured and it would set back from the center of the road to my front fence is 27'. I need the carport to be where it is accessible to my front door. I am an elderly lady, and only have that one location in which to park. And This has no other location on my property to move it over even if moved back.


6. Is there anything you, or the previous owner could have reasonably done to prevent the need for this variance?

No. It's the size of the parcel. I have lived here for 30 years. Never had any coverage against the sun. My last car was badly sunburned. I need coverage for my vehicle.

ACKNOWLEDGEMENT

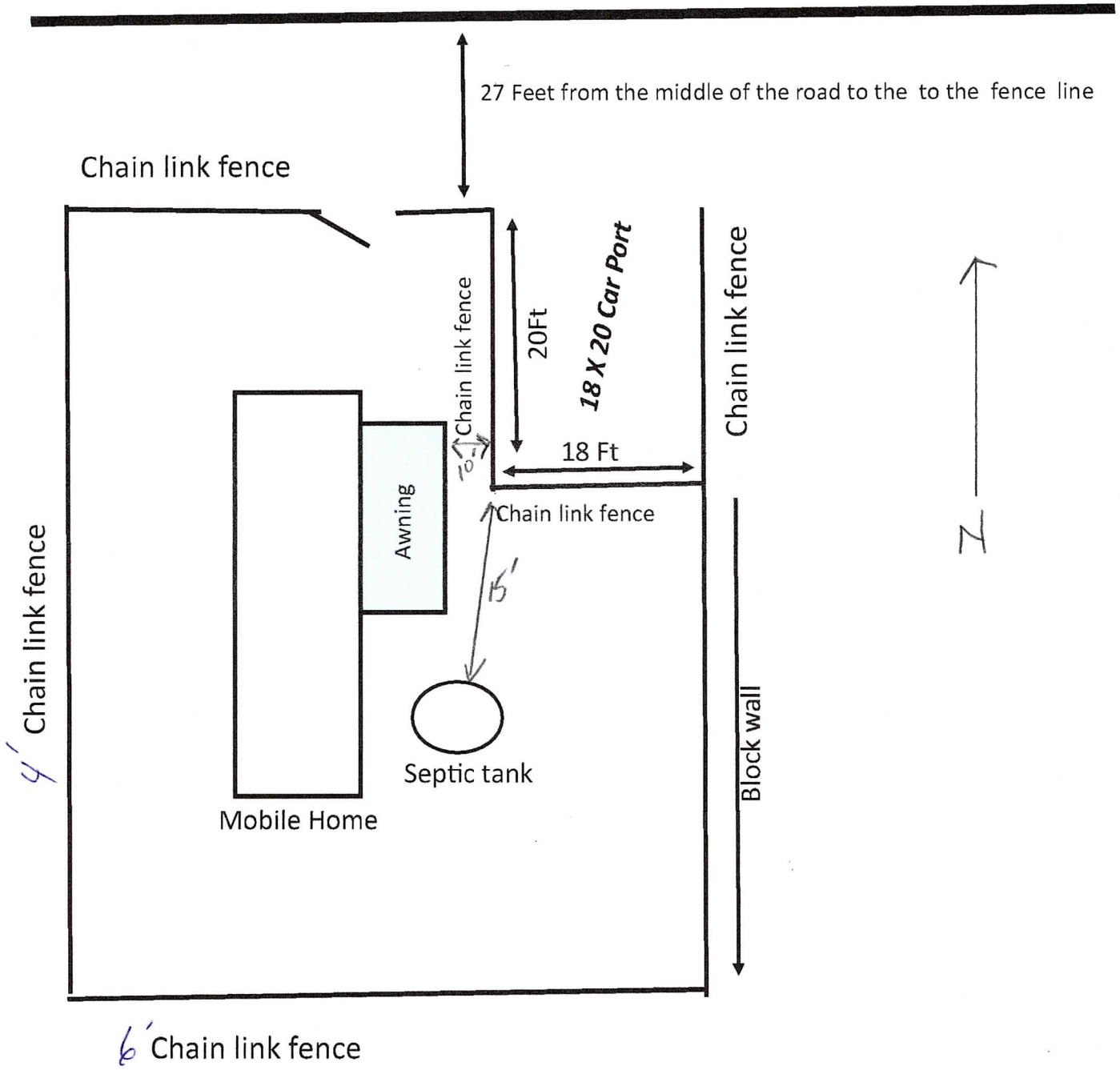
By typing their name below, the applicant certifies that they are the property and all information in this application and on the site plan is accurate. They understand that if any information is false, it may be grounds for denial or future revocation of this permit.

Signature:



Date: 01-10-2024

FOR STAFF	
Permit Number:	
Date Received:	Date of Hearing:
Reviewed By:	
Board of Adjustment Decision:	



Proposed Carport

