



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:	MARY D. PARKER
Address:	4153 E. GARDNER ST SIERRA VISTA, AZ 85650-9474
Phone:	520-378-6907
Email:	
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:	Mary D. Parker
Date:	5-10-2024
Property Info	
Property Owner Name(s):	MARY D. PARKER AND JACKIE D. PARKER
Parcel Number (APN):	107-66-053B5
Parcel Size (in acreage or square feet):	
Parcel Zoning Designation:	GB

Processing Fee

\$400. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, 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.

PROPERTY VARIANCE -

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

APPLYING FOR A VARIANCE ON OUR OWN PROPERTY;
WE HAVE OWNED THE PROPERTY SINCE 1975 FOR 49 YEARS
WHEN THERE WAS NO RESTRICTIONS AND/OR ZONING ISSUES.
WE SHOULD BE GRANDFATHERED.

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.

LOCATION OF CARPORT IN REFERENCE TO HOUSE AND FRONT DOOR
AND BETTER ACCESS FOR DISABLED HOME OWNERS TO
LOAD AND UNLOAD WALKER, OXYGEN TANKS, SUPPLIES
AND GROCERIES.

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.

NO IMPACT ON EAST SIDE PROPERTY
AND NO IMPACT ON WEST SIDE PROPERTY.

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

THE RELIEF WOULD BE BETTER PROTECTION FOR OUR VEHICLES FROM SEVERE RAIN, WIND, AND HAIL. THIS VARIANCE WOULD ALSO ALLOW THE BEST ACCESS TO OUR FRONT DOOR FOR LOADING AND UNLOADING OUR OXYGEN TANK, WALKER, OR WHEEL CHAIR.

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

BUILD CARPORT IN 1975 WHEN WE ACQUIRED PROPERTY 49 YEARS AGO BEFORE ANY ZONING AND/OR APPLICATIONS WERE REQUIRED. THIS REQUEST IS BE GRANDFATHERED.

Acknowledgment

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

Signature:

Date:



APN: 10766053B

[GOOGLE Street View](#)

[BING Street View](#)

[Tax Info](#)

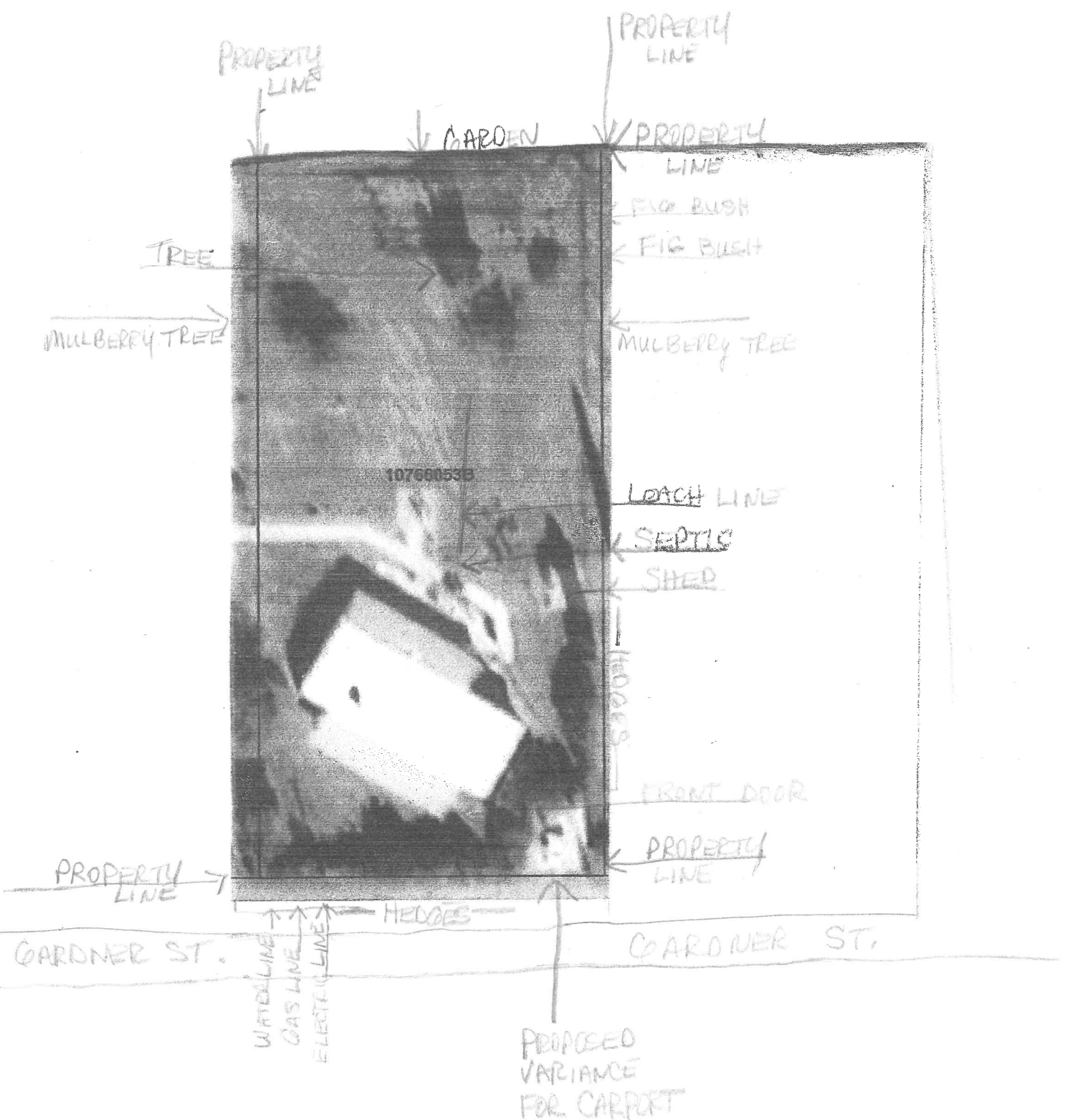
[Link to Permit Documents \(Current and Historical\)](#)

To redact personal info on a permit:
Email developmentservices@cochise.az.gov

[Cochise County Zoning Regulations](#)

Zoning: See Layer: Zoning-County

OWNER: DADVED MADV D
[Zoom to](#)



4153 E. GARDNER ST.
 100 FT. X 234 FT.