



## 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:

Address:

Phone:

Email:

Describe your relationship to this application (select one):

Property owner (skip next question)

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:

### Property Info

Property Owner Name(s):

Parcel Number (APN):

Parcel Size (in acreage or square feet):

Parcel Zoning Designation:

**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.

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

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.

**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.

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

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

**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:

**Acknowledgments Continued, Prop 207 Waiver**

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner):

Date:

**SITE PLAN REVISION DATED 2044.04.23**

**Stephen Insalaco,  
3280 West Pinto Place,  
Benson, Arizona 85602  
scinsalaco@gmail.com  
520-275-8758 cell**

Cochise County  
J6 Ranchettes No. 1  
Lot 59  
Parcel ID: 02  
Book: 124  
Map: 03  
Parcel: 186-2  
Section: 18  
Town: 17  
Range: 19

**Parcel No. 12403186**

Site Plan Revision Key to Structures...

Structure ID Letter	Structure Name	Structure Dimensions	Specific Notes
A	Manufactured Home	28'x56'	Existing primary place of residence.
B	Shop	30'x40'	Proposed Shop, all metal construction, concrete slab, under current contract to build.
C	Existing Barn	12'x32'	Used to house hand and power tools, storage. Non-animal, non-livestock use.
D	Storage Shed	8'x12'	Presently non-electrified.
E	Garden Shed	10'x16'	Presently non-electrified.
F	She Shed	10'x12'	Wife's crafts. Presently non-electrified.
G	Man Shed	10'x12'	Husband's crafts. Presently non-electrified.
H	Conex Container	8'x40'	Used for general storage.
I	Well House	8'x10'	Self descriptive.
J	Chicken Coup	30'x30'	Chain-link fence construction; 5 hens, 1 rooster; wooden internal coups.
K	Concrete Septic Tank	1250-gallon	Presently uncovered, correctly identified on exterior as 1250-gallon capacity; on record with county erroneously as 1000-gallon capacity.
L	Septic Leach Field	Two 75' parallel leach lines	Reserved lot space to west for auxiliary leach field, on demand.
M	Electrical Transformer	n/a	Located on adjacent neighbor's property by about 2 to 3 feet.
N	Electrical Pedestal	200 amp service	n/a
O	Dirt Driveway	Dirt	Angled approach, bordered by mature trees on both sides.
P	Propane Tank	250-gallon	Metal tank on concrete slab.

Additional Notes:

1. Future plans to electrify several secondary buildings at a later date, but not at this time:
  - a. She-shed
  - b. Man-shed
  - c. Barn.
2. Building permit for 30'x40' shop included.
3. Variance request for 10'x12' man-shed forthcoming.
4. Variance request for 8'x40' Conex container forthcoming.
5. Existing Conex container for general personal storage, internal shelved storage spaced. Container needs to be relocated off of proposed shop pad.
6. Existing 12'x32' barn not for animals; houses computer hardware, hand tools, power tools, and general ranch equipment.
7. Existing septic tank is 1250-gallons, on file with county erroneously as 1000-gallons.
8. Propane tank to maintain 5-feet or greater between tank and shop building.

STEPHEN INSALACO  
3280 WEST PINTO PLACE  
BENSON, ARIZONA 85602

PARCEL ID: 12403186  
J-6 RANCHETTE: LOT 59

