



COCHISE COUNTY
Arizona

Development Services

520-432-9300
 developmentsservices@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:	Spencer Forsberg
Address:	2306 E. Relative Rd. Sierra Vista, AZ 85650
Phone:	520-678-1937
Email:	spencer.forsberg@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:
Property Info	
Property Owner Name(s):	Spencer & Marlee Forsberg
Parcel Number (APN):	105-20-004R6
Parcel Size (in acreage or square feet):	2.0 Acres
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.

Seeking a variance to construct garage within 5' of west property line and not the normal 20' setback.

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

Am requesting this additional 10' in order to allow garage to fit between property line and house and still leave the 10' setback from house for septic.

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.

N/A

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.

There are no potential impacts caused by this request from my understanding.

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

Am requesting this additional area in order to have enough room to still satisfy the 10' setback from house for septic tank installation and fit the garage.

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

This is a new construction property.

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:

6/20/2024

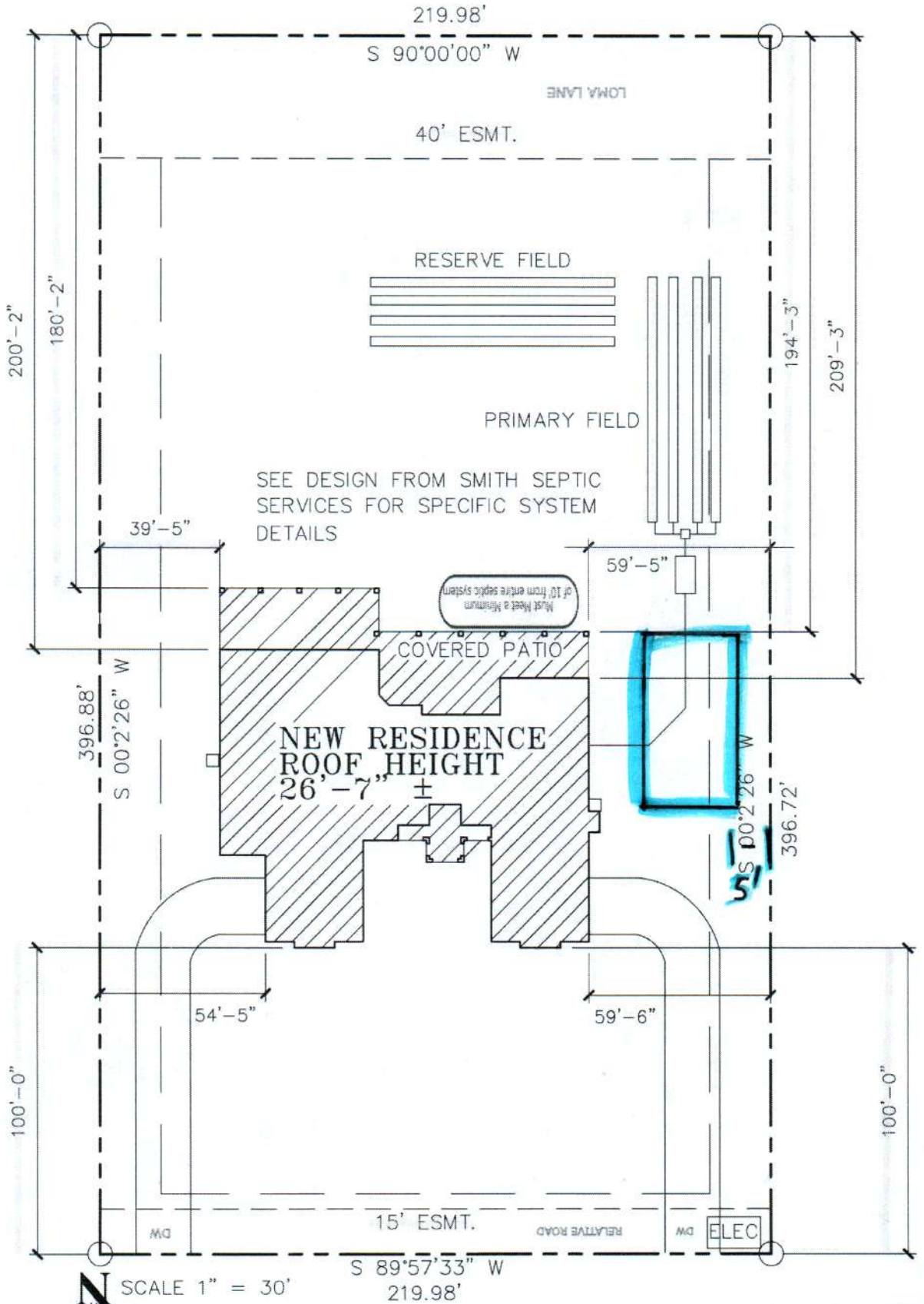
Acknowledgments Continued, Prop 207 Waiver

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: 6/20/2024



SCALE 1" = 30'

FORSBERG RESIDENCE
PAECEL # 105-20-004R
SIERRA VISTA AZ.

Applicant responsible to obtain additional permits for street additional conditions that may be applicable to the proposed activity pursuant to other federal, state or local law.

The setback will be measured from the closest point on the property line or edge of road/travelway to the structure/use whichever is closer.

No structure/use permitted herein shall limit the rights of the owner of any underlying particular site from utilizing their easement.

All on-site residential outdoor light fixtures must comply with the Cochise County Light Pollution Code. For a copy call 520.432.9300.

APPROVED COCHISE COUNTY DEVELOPMENT SERVICES
 2076 sq ft garage
 2809 sq ft 2809 sq ft
 PERMIT # 24-0374
 PROJECT #

Check utility companies before pouring or building.