



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:	Ronald P Scott
Address:	9577 S Springtail Dr Hereford AZ 85615
Phone:	206-499-3934
Email:	scott.equip@hotmail.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):	Ronald P and Bonnie J Scott
Parcel Number (APN):	#104-01-227
Parcel Size (in acreage or square feet):	3.69 acres
Parcel Zoning Designation:	RU-4

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.

215.040 of zoning regulations on minimum set back of 20' requesting 10' Set back

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

limited access to get in and out of the building with our RV.
Corner lot with easements on 3 sides including the wash.

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 existing block wall around the house limits access in and out of the proposed structure.
Set backs limit building area.

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.

This variance will not cause any impacts to neighboring properties and will have zero tax benefits on neighboring property.

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

The variance will give us access in and out of the building for our RV.

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

We are the second owners of th property. The block wall around the house has created limited access for the structure.

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: *Ronald P. Saett*

Date: 11-7-2024

Acknowledgments Continued, Prop 207 Waiver

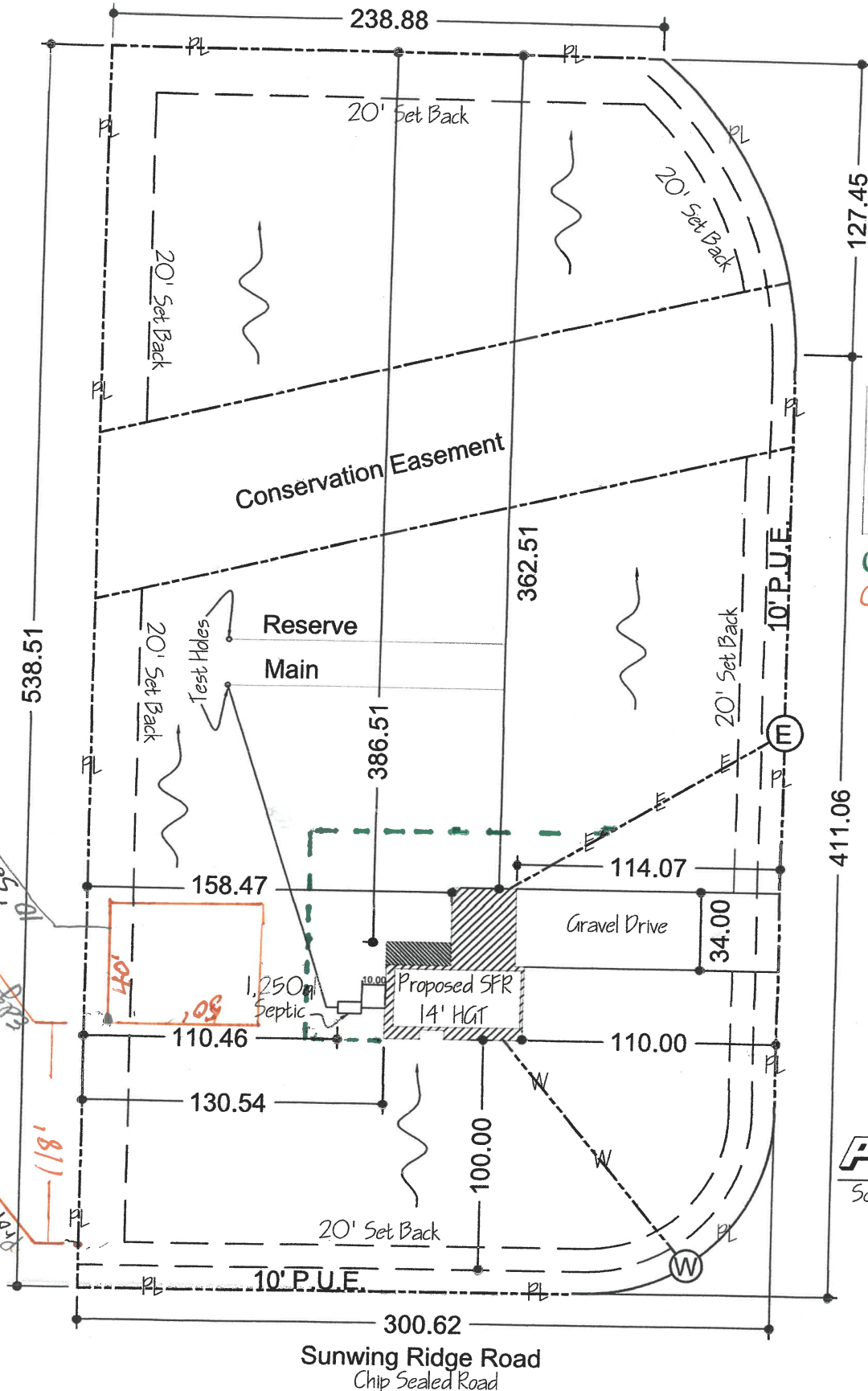
By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is 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):

Ronald P. Scott

Date:

11-7-2024



Parcel #104-01-227

No Washes within 300'

Legend:

- Electric:
- Water:
- Property Line: PL
- Slope:

Green = Block wall
 Orange = Building

Handwritten: Edge of Bldg. 10' Set Back
 Property P.M. 1181

Spring Tail Drive
 Chip Sealed Road

PLAT PLAN

Scale = 0.1875 : 1 Unit

Sunwing Ridge Road
 Chip Sealed Road