



## 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:	Christopher Pelletier
Address:	2622 E. Papago Trail
Phone:	5207320166
Email:	cnpelletier@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):	Christopher Pelletier
Parcel Number (APN):	10599158A
Parcel Size (in acreage or square feet):	56,244 sqft
Parcel Zoning Designation:	SFR

**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.

I would like to build within the 20 ft property line offset. I would like to put my building about 10ft from the property line to be able to cars into the garage.

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

If we can't build within the 20 ft of the property line we wouldn't be able to drive vehicles into the garage due to the shape of the lot.

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.

We have an odd shaped lot and the house location and walls delinating front yard from back yard creates a situation in which a detached garage location becomes challenging to be able to drive and park cars on the side of the house.

**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.

The location we have chosen is to minimize impact to the neighbors views.

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

This is to allow us to fully utilize our property, improve it, and increase it's value.

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

Due to the shape of the property I don't believe there is.

**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: Christopher Pelletier

Date: 17 Feb 2025

**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): Christopher Pelletier

Date: 17 Feb 2025

# ArcGIS Web Map

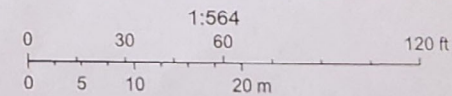


2/4/2025, 12:28:12 PM

- Address
- County Maintained Road
- - - Road
- Taxable Parcel
- Non Tax Parcel (State, Federal, etc)

**OWNER:** Christopher Pelletier  
**ADDRESS:** 2622 E Papago Trail  
Sierra Vista, AZ

**PROJECT:** 12' 0" x 24' 0" Shed



Maxar, Microsoft, Esri, HERE, Garmin, IPC