



### 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:   | JOHN R SMITH/ BRENDA R SMITH              |
| Address:  | 2530 E SMITH DRV PO.BOX 273               |
| Phone:  | 520-266-2042                              |
| Email:  | INET2012@YAHOO.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):   | JOHN R SMITH / BRENDA R SMITH             |
| Parcel Number (APN):  | 108-31-013A                               |
| Parcel Size (in acreage or square feet):  | 4.388                                     |
| Parcel Zoning Designation:  | R-36                                      |

**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.

20' SETBACK ON WEST PROPERTY LINE

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

ALLOWING A 10' VARIANCE ON WEST SIDE WILL ALLOW ACCESS RUNS ALONG WEST PROPERTY LINE 50', WIDTH OF PROPOSED STORAGE BUILDING WOULD BLOCK ACCESS FROM THE SOUTH WITH A 20' SETBACK. PROPOSED LOCATION IS ACCESSABLE TO CONCRETE/CONSTRUCTION EQUIPMENT.

THE PROPOSED SITE HAS EXISTING LEVEL GROUND.

ANY OTHER SITE WOULD REQUIRE MAJOR DIRT-WORK LEVELING AND RESTRICTING ACCESS.

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 PROPERTIES ARE LONG AND THIN

**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 impacts to neighboring property.

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

A 10' setback would allow storage building 30'X40' to be built allowing access from the south where an existing access is located.

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

No.

**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:

108-31-013A

