

# DRAFT

**PROCEEDINGS OF THE COCHISE COUNTY  
BOARD OF ADJUSTMENT  
REGULAR MEETING HELD ON  
Wednesday, DECEMBER 3, 2024**

A regular meeting of the Board of Adjustment was held on Wednesday, DECEMBER 3, 2024, at 5:00 p.m. at 102 Colonia de Salud, Building B, Room R100, Sierra Vista, Arizona.

Present: Paul Brick, Chairman; Clint Briseno, Member; John Pintek, Member

Staff Present: Christine McLachlan, Planning Division Manager  
Matthew Taylor, Planner II

Attendees: Ron Scott, Applicant (VAR24-04)  
Bonnie Scott, Applicant (VAR24-04)

Chairman Brick called the meeting to order at 5:00 p.m.

**ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

**THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING**

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**CALL TO ORDER**

**ROLL CALL** (Introduce Board members and explain quorum and requirements for taking legal action).

**APPROVAL OF PREVIOUS MINUTES**

Motion by Member Clint Briseno, Second by Member John Pintek

**Vote:** 3 - 0 Approved

**CALL TO THE PUBLIC** – This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda.

No one requested to speak during call to the public.

**PUBLIC HEARING**

1. Docket VAR24-05: An applicant-initiated Variance request from Section 2.15.040 of the zoning regulations to reduce the minimum required twenty (20) foot setback along the west property line to ten (10) feet for a detached workshop/garage. The property is located at 9577 S. Springtail Drive in Hereford.

Motion by Member John Pintek, Second by Chairman Paul Brick

Case planner Taylor provided a presentation, which is preserved in the file. The applicant, Ronald Scott, provided a statement.

Chairman Brick opened the public hearing. No one spoke during the public hearing. Chairman Brick closed the public hearing.

Board discussion: Member Pintek requested clarification as to which structure belonged to the applicant. Member Briseno asked the applicant to identify where the new structure would be located and to identify existing structures. Member Pintek asked how far the building would be from the wall in front of the residence. Chairman Brick asked where the building's door would be located. Chairman Brick asked staff if the Board could approve a Variance for less than the applicant requested. Case planner Taylor responded the Board could not approve a Variance for less than a distance of ten feet which is what was notified. Member Pintek asked if any adjacent property owners objected to the Variance.

**Vote:** 3 - 0 Approved

## **PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**

### **CALL TO BOARD ON RECENT MATTERS.**

### **ADJOURNMENT**

Chairman Brick adjourned the meeting at 5:29 p.m.

APPROVED:

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Paul Brick, Chairman

ATTEST:

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Dan Coxworth, Development Services Director