



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: Joseph Valentine

Address: 1421 N. Cemetery Rd. Benson

Phone: 520-490-2180

Email: thebugman8@gmail.com

Describe your relationship to this application (select one):

Property owner (skip next question)

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): Joseph Valentine

Parcel Number (APN): 20847043

Parcel Size (in acreage or square feet): .84 acregen

Parcel Zoning Designation: R-18

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.

2.51.130 of county Regulations
"Corral"

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

my horse has been there 12 years I have had him sense birth he is 18 years old. If I have to move my horse pen he will not be able to move due to Arthritis he has never been in small pen. He always had a big pen to move around lay down and be always from poop that attracts flies that literally eat him up during summer regardless of the fans we have up. He with his current pen we are able to have solar fans up and room for him to move around and not be standing in his poop.

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.

There is literally no room to move him and keep him in the same size of pen and be comfortable for his remaining years. This would cause horrible stress on him and us. He has been with me sense day one and he is therapy to me. I will not get rid of him. He dont deserve ~~not~~ to be in 10 by 12 pen. we have no where to move him. we cant afford to board him and we dont have the room to keep him comfortable for his remaining years. He is my heart son

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.

We will move the pen next to our house and make it super small. This is not good for the horse due to medical issues him being old. We talk to neighbors around use and they don't have problem. The neighbor the fence line is on has no problem and will sign paper that you going to send out

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

~~Nothing~~ if the Variance is Approved it will keep him comfortable and keep him from our backdoor and off our septic. He has been there 12 years.

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

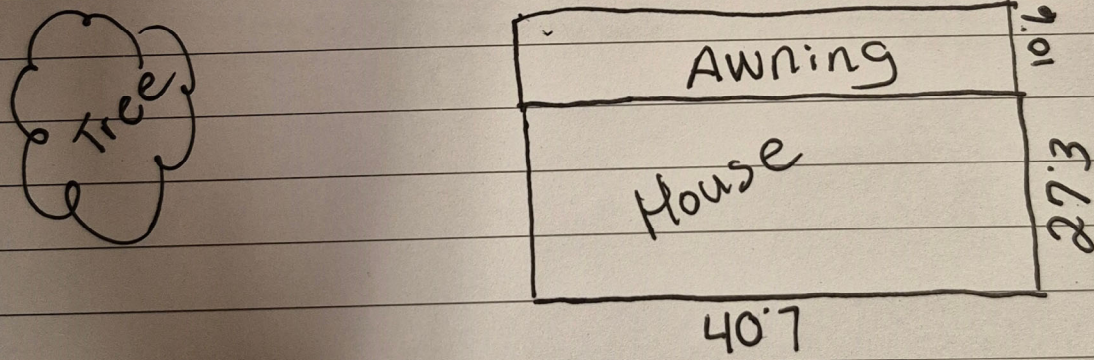
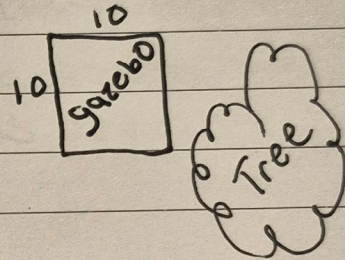
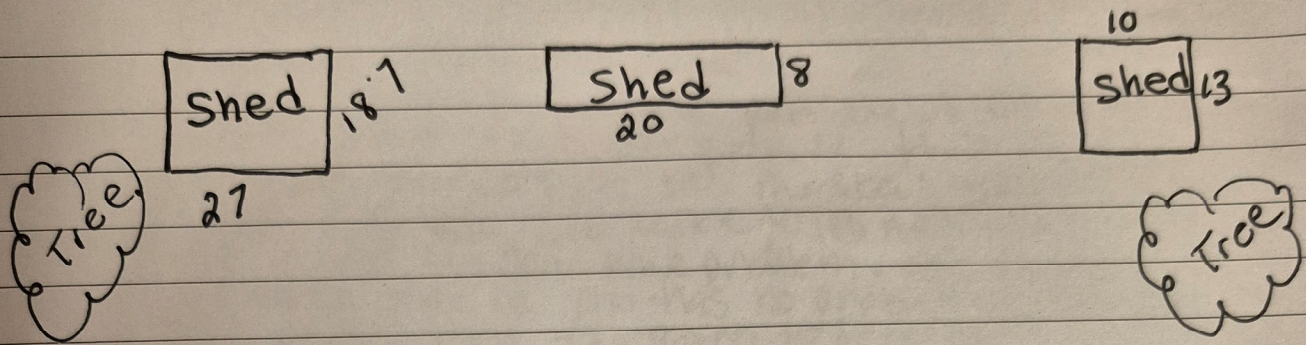
NO

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: Joe Vates

Date: 3/9/25



1421 N. Cemetery Rd
 Benson AZ 85602

