



## 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: Rhonda Jo Wilson

Address: 10193 S. Rainbow Ranch Rd.

Phone: 458-600-3776

Email: ktkcloud1@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: Rhonda Jo Wilson

Date: 03/11/25

### Property Info

Property Owner Name(s): Rhonda Wilson

Parcel Number (APN): 104-46-370

Parcel Size (in acreage or square feet): 23,522

Parcel Zoning Designation: MH-72

**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.

Section 2.51.130 to allow livestock on a parcel less than 36,000 square feet and corrals-pens/stables within 50' of the property line.

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

I purchased this home/ property in January of 2022. I bought sight unseen with the help of a realtor. Property was listed as horse property and I've lived here this length of time already, with no knowledge of these such restrictions. I am a single mother who worked very hard to get away from false domestic situations caused by negative people, in another state. This is my home and I love my property.

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.

I am not trying to build on or develop my property. I am only trying to do what is required by the county, in order to stay in good standing. I am seeking a variance only for the remainder of my horses lives. I do not now or intend do purchase any big farm animals such as so, in the future.

**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.

I do not feel that there is an impact of any kind with my neighbors. I have been here for 3 years now and have no negative feedback. My neighbors also have livestock so here hasn't been any concerns!

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

Since I already have a secure fenced in area, I think the only change and help I'm looking for is a rewritten variance.

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

The owner before me had 4 horses, 13 goats, and poultry for over 10 years.

**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: Rhonda Jo Wilson

Date: 03/11/25

**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): Rhonda Jo Wilson

Date: 03/11/256

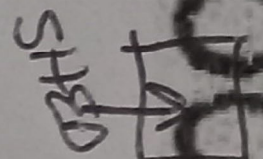
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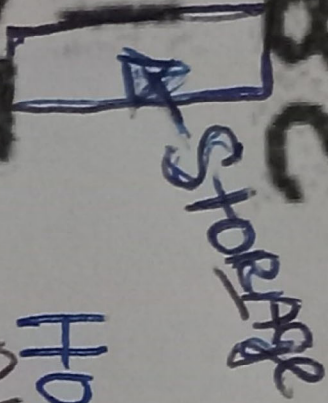
House

258,98



284.00

Driveway



Horses Area

83.75

83.7

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