

DRAFT

**PROCEEDINGS OF THE COCHISE COUNTY
BOARD OF ADJUSTMENT
REGULAR MEETING HELD ON
Wednesday, MARCH 25, 2025**

A regular board meeting of the Board of Adjustment was held on Wednesday, MARCH 25, 2025 at 5:00 p.m. at 102 Colonia de Salud, Building B, Room R100, Sierra Vista, Arizona.

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

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

Attendees: Christopher Pelletier, Applicant (VAR25-01)
John Smith, Applicant (VAR25-02)
Brenda Smith, Applicant (VAR25-02)

Chairman Brick called the meeting to order at 5:05 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

CALL TO ORDER

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

ELECTION OF THE 2025 CHAIR AND VICE CHAIR

Motion by Member Briseno, Second by Chairman Brick

Member Briseno nominated Chairman Brick to remain as Chairman.

Vote: 2-0 Approved

Motion by Member Briseno, Second by Chairman Brick

Chairman Brick nominated Member Briseno to serve as Vice Chair.

Vote: 2-0 Approved

APPROVAL OF PREVIOUS MINUTES

Motion by Member Clint Briseno, Second by Chairman Paul Brick

Vote: 2 - 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.

PUBLIC HEARING

1. Docket VAR25-01: An applicant-initiated Variance request from Section 2.24.040 of the zoning regulations to reduce the minimum required twenty (20) foot setback to ten (10) feet along the west property line for a detached garage/shed. The property is located at 2622 E. Papago Trail near Sierra Vista.

Motion by Member Clint Briseno, Second by Member John Pintek

Case planner Taylor provided a presentation, which is preserved in the files. The applicant, Christopher Pelletier, 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 asked the applicant if any neighbors were opposed and Mr. Pelletier stated he talked with several neighbors and none were opposed. Chairman Brick asked if the proposed structure would be enclosed and Mr. Pelletier confirmed the 12'X24' structure will be enclosed.

Vote: 3 - 0 Approved

2. Docket VAR25-02: An applicant-initiated Variance request from Section 2.18.040 of the zoning regulations to reduce the minimum required twenty (20) foot setback to ten (10) feet along the west property line for a storage building. The property is located at 2530 E. Smith Drive near Tombstone.

Motion by Member John Pintek, Second by Member Clint Briseno

Case planner Taylor provided a presentation, which is preserved in the files. The applicants, John Smith and Brenda Smith, provided a statement.

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

Board discussion: Chairman Brick asked if the proposed storage building would be accessed from the north and Mr. Smith confirmed main access would be from the north. Member Pintek asked the applicant about the location of his residence and Mr. Smith further discussed the property's odd configuration along the west property line.

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:

Paul Brick, Chairman

ATTEST:

Christine McLachlan, Interim Development Services Director