



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: William Bailey

Address: 5454 South Santa Aurelia Avenue, Sierra Vista AZ 85650

Phone:

Email:

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: Sara Bailey (Roderick)

Date: 9-24-2025

Property Info

Property Owner Name(s): Sara Bailey (Roderick)

Parcel Number (APN): 107-67-117C

Parcel Size (in acreage or square feet): 42106.4 sqft

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.

2.18040

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

With the way my house is located within my property, and where I want to locate my garage, it will make it very narrow. There would only be 5 ft. of clearance between the two. This would be nearly impossible to get into my back yard in a timely manner in case of emergency.

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.

Because my house is located in the center of my property, which means I have very few choices on location for a structure the size I'm trying to build.

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 don't believe there is any impact to surrounding neighbors. Their homes are all far away from my property line. If anything, I believe that where I'm planning to place the structure will give neighbors on that corner of my property more privacy. Also, it's the most efficient way to place the building in terms of not blocking any mountain views for all neighbors.

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

With this variance, it should provide a reasonably safe, and effective, space to get a firetruck, ambulance, or any emergency services (water, electrical, gas) through into my back yard quickly and efficiently, if needed, without risk of hitting any structures.

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

Better planning by the original builder for the use of space. Could've placed the house more toward one end of the property or more to one side.

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: William Bailey

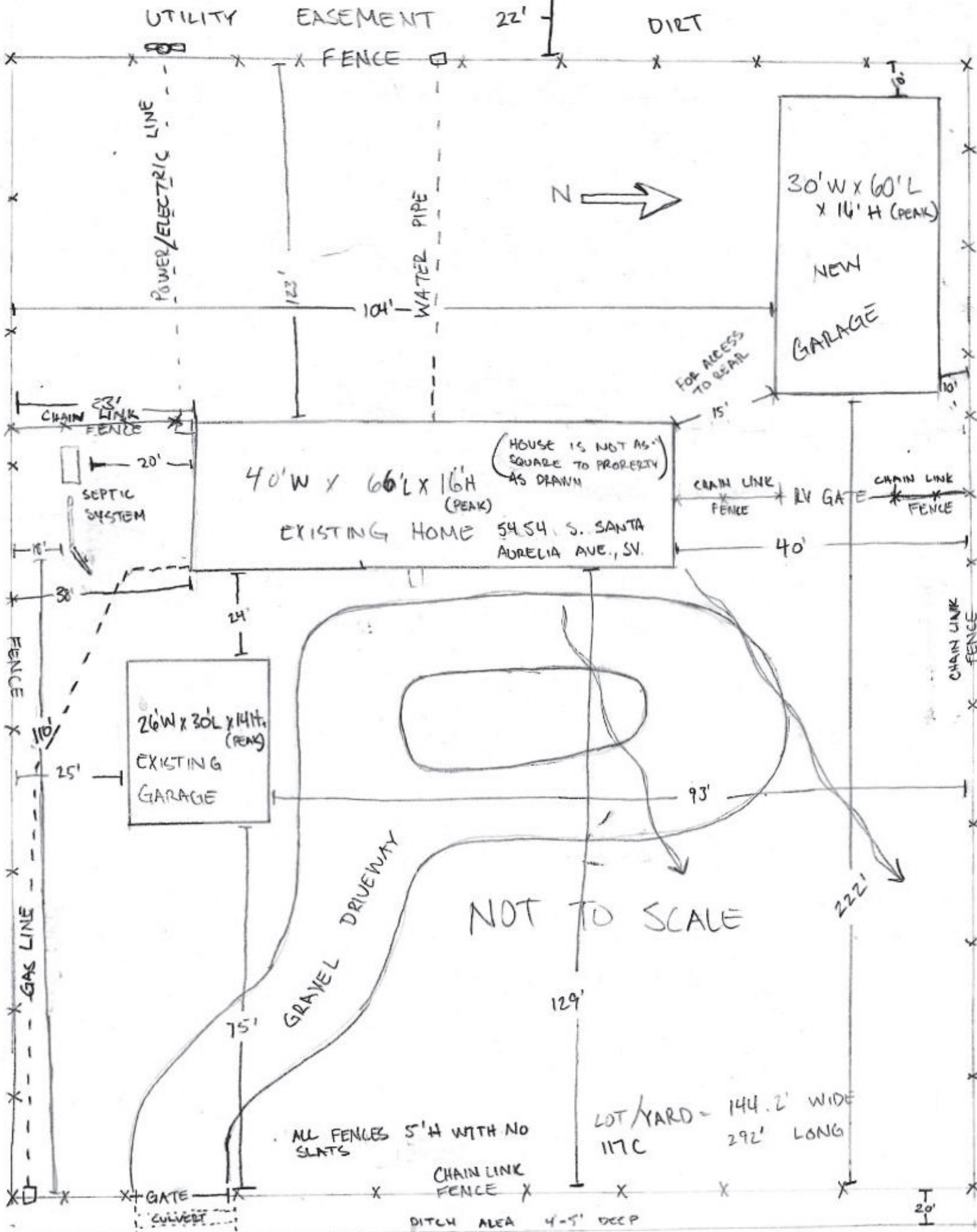
Date: 9-24-2025

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): Sara Bailey (Roderick)

Date: 9-24-2025



S. SANTA AURELIA AVE (PAVED)

NOT TO SCALE

ALL FENCES 5'H WITH NO SLATS

LOT/YARD - 144.2' WIDE
117C 292' LONG

DITCH AREA 4'-5' DEEP