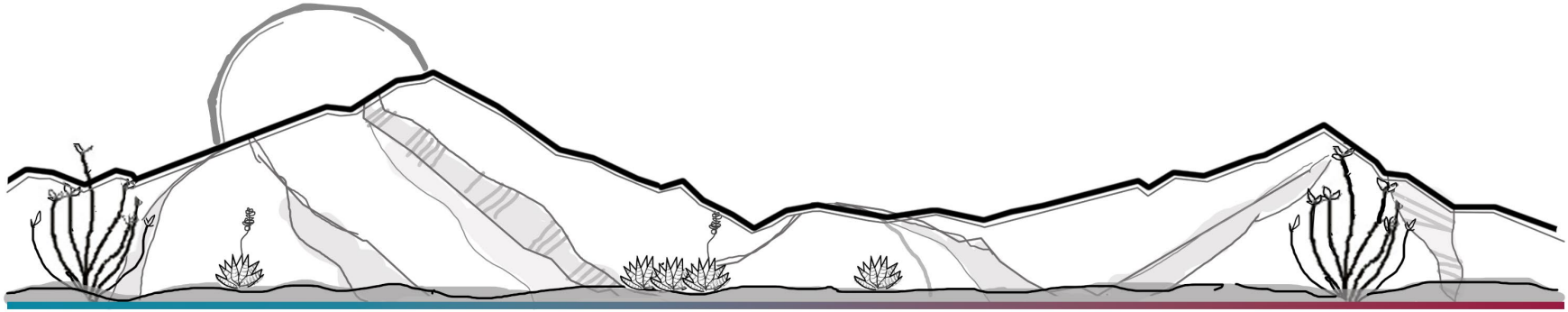
COCHISE COUNTY Arizona

VAR25-09
Santa Aurelia Avenue Setback

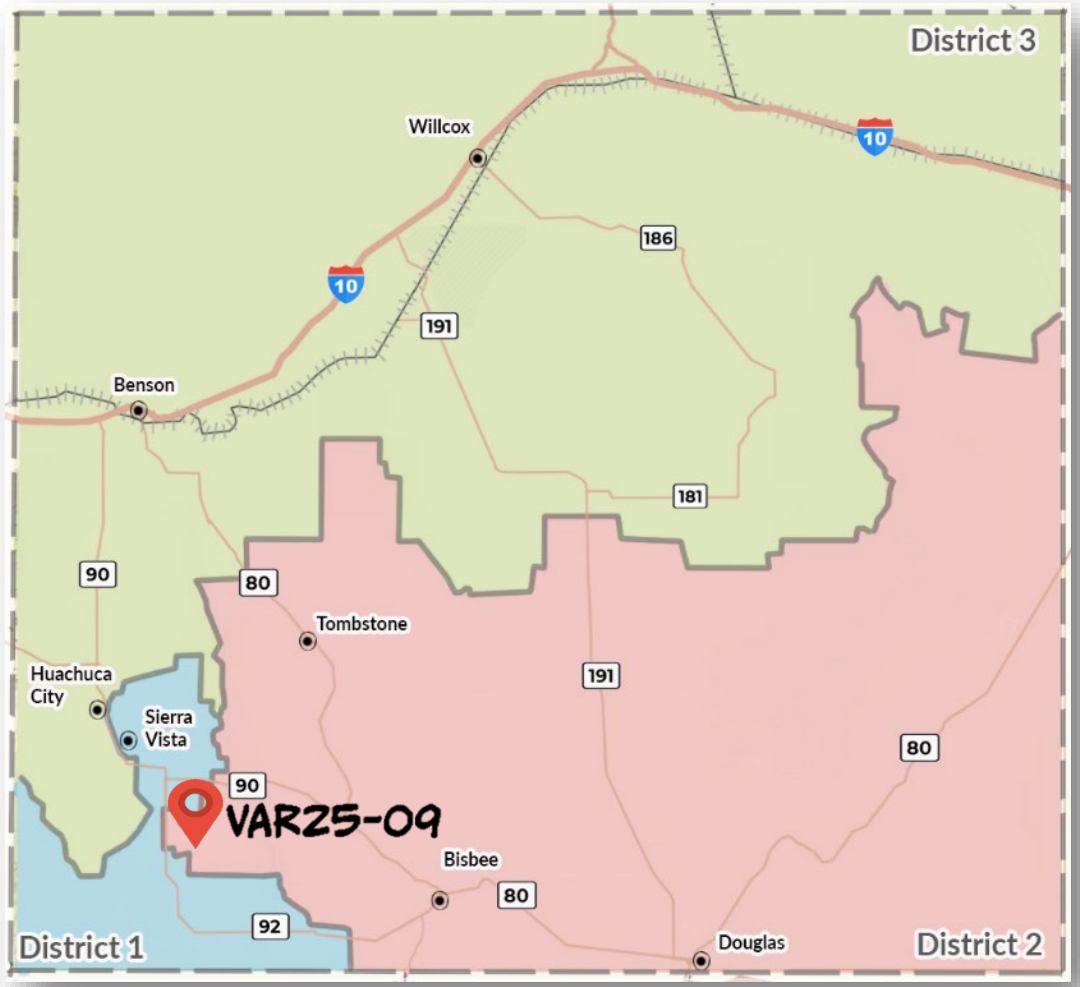
Board of Adjustment

October 22, 2025



- Applicant: William Bailey
- Location: 5454 S. Santa Aurelia Ave
  APN 107-67-117C
- Zoning: R-36
- Variance Request
  - Section 2.18.040 of the Zoning Regulations to reduce the minimum required 20' setback to 10' for a detached garage

Vicinity Map



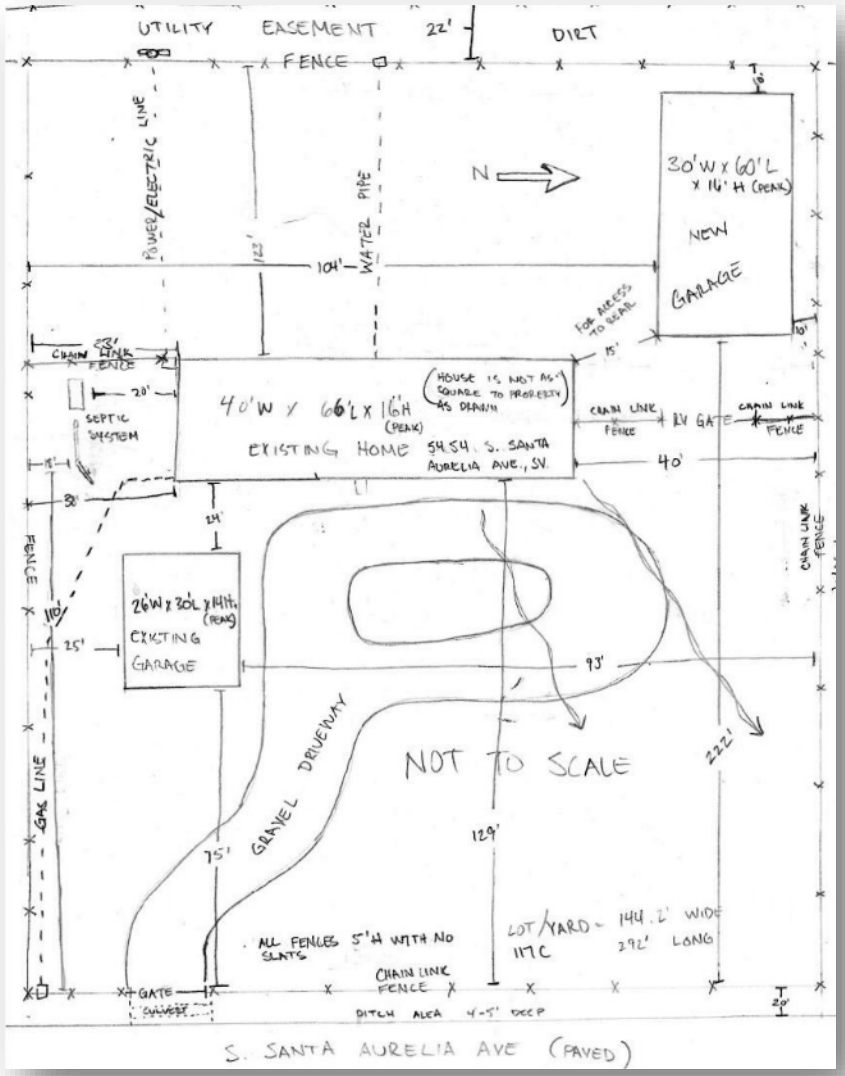
COCHISE COUNTY Arizona

Property Location and Zoning

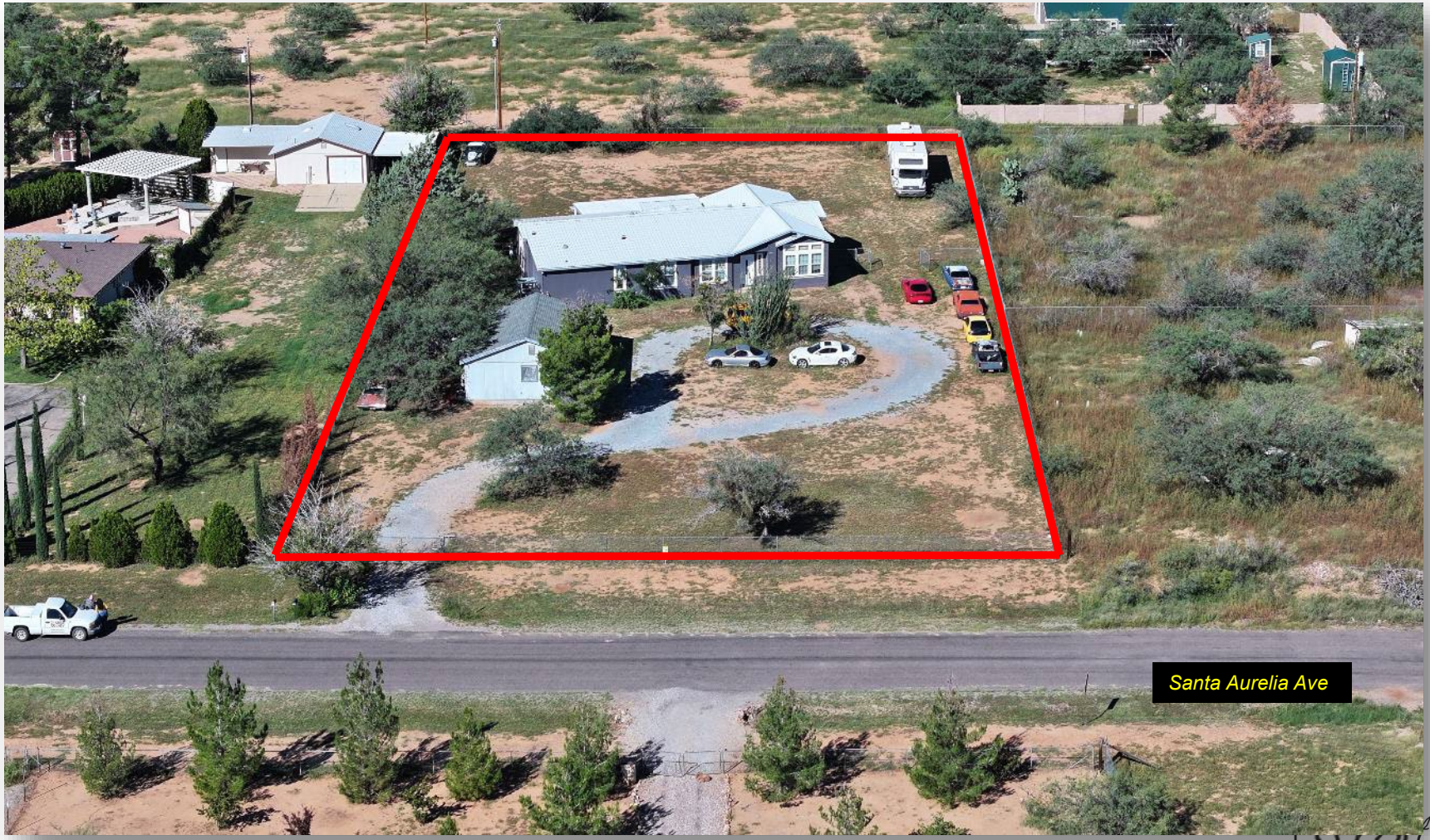
VAR25-09 (Santa Aurelia Setback) N.T.S

5454 Santa Aurelia Ave (APN 107-67-117C)

Site Plan


UTILITY EASEMENT
22'
DIRT
FENCE
POWER/ELECTRIC LINE
WATER PIPE
N
30'W x 60'L x 16' H (PEAK)
NEW GARAGE
104'
122'
CHAIN LINK FENCE
28'
20'
SEPTIC SYSTEM
40'W x 66'L x 16'H (PEAK)
(HOUSE IS NOT AS SQUARE TO PROPERTY AS DRAWN)
EXISTING HOME 54.54 S. SANTA AURELIA AVE., SV.
FOR ACCESS TO REAR
15'
CHAIN LINK FENCE
RV GATE
40'
24'
26'W x 30'L x 14'H (PEAK)
EXISTING GARAGE
110'
25'
93'
GRAVEL DRIVEWAY
NOT TO SCALE
222'
129'
75'
GAS LINE
ALL FENCES 5'H WITH NO SLATS
LOT/YARD - 144.2' WIDE 117C 292' LONG
GATE
CHAIN LINK FENCE
DITCH AREA 4-5' DEEP
S. SANTA AURELIA AVE (PAVED)

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

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COCHISE COUNTY Arizona

Variance Factors

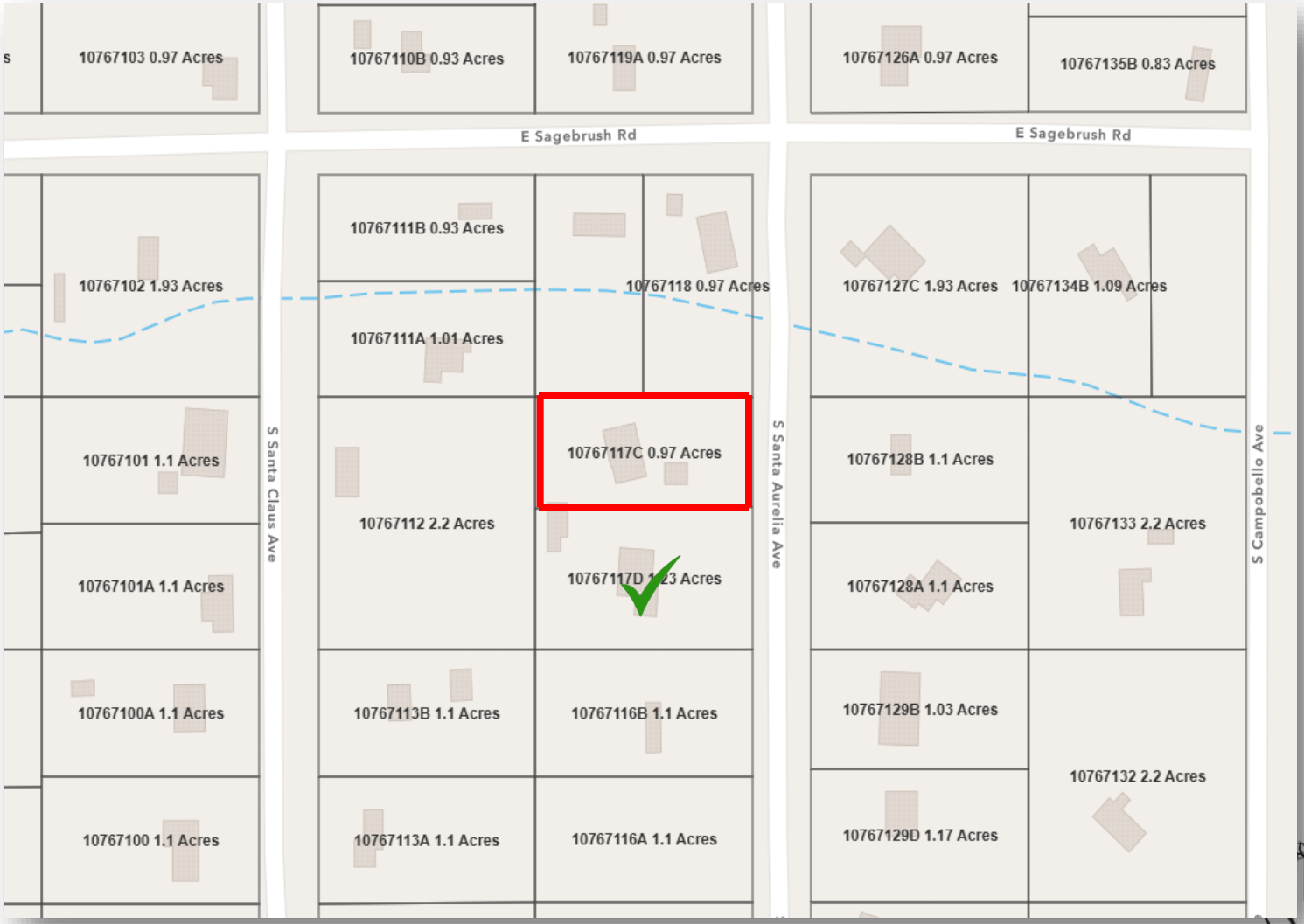
- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impacts to surrounding property owners
- Harmony with zoning regulations
- No violation of state or federal law

COCHISE COUNTY Arizona

Public Notice

- 26 Sept – 1 Oct
  - Legal ad
  - Notices
  - Posting

DEVELOPMENT SERVICES



Factors in Favor

1. Complies or partially complies with 5 criteria (not self-created; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Support from an adjacent property owner

Factors Not in Favor

1. Does not comply with 3 criteria (zoning hardship; peculiar site conditions; minimum to afford relief)

COCHISE COUNTY Arizona

Applicant Presentation/Discussion

Recommendation

Based on the factors in favor, Staff recommends approval of Docket VAR25-09 to reduce the minimum required setback for a proposed detached 1,800 square foot garage from 20' to 10' without special conditions.

Sample Motion

I move to approve Docket VAR25-09 without special conditions, the factors in favor of approval constituting the findings of fact.

COCHISE COUNTY Arizona

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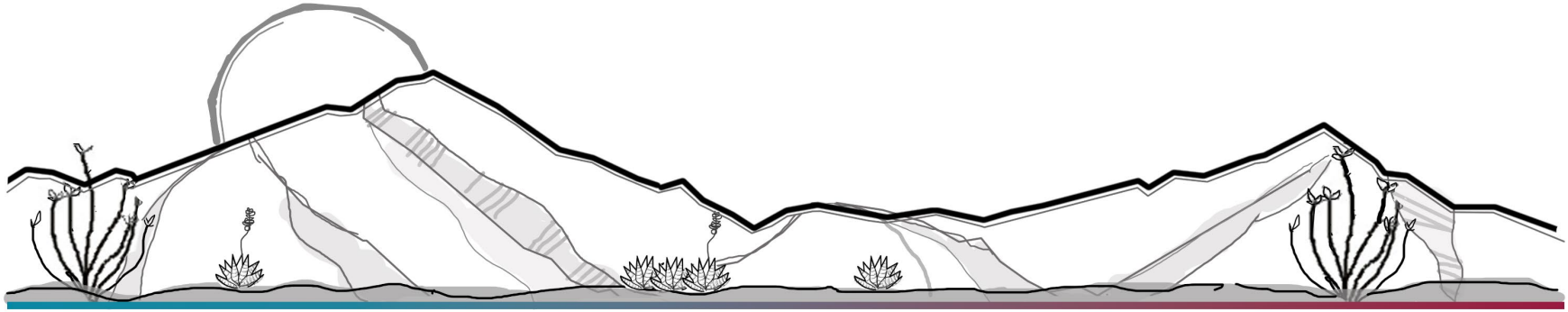
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