

DRAFT

**PROCEEDINGS OF THE COCHISE COUNTY
BOARD OF ADJUSTMENT
REGULAR MEETING HELD ON
Wednesday, OCTOBER 22, 2025**

A regular board meeting of the Board of Adjustment was held on Wednesday, OCTOBER 22, 2025, at 5:30 p.m. in the Board of Supervisors' Hearing Room, 102 Colonia de Salud, Building B, Suite 105, Sierra Vista, Arizona.

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

Staff Present: Christine McLachlan, Development Services Director
Matthew Taylor, Planning Manager
Sharon Larsala, Planner I
Bert Whitehead, Deputy Civil County Attorney

Attendees: Damien Avant, Applicant (VAR25-08)
Melissa Avant, Applicant (VAR25-08)
Jim Starlin, Speaker (VAR25-08)
Susan Kitchel, Speaker (VAR25-08)
Will Bailey, Applicant (VAR25-09)
Sara Bailey, Applicant (VAR25-09)

Chairman Brick called the meeting to order at 5:30 p.m.

CALL TO ORDER

ROLL CALL

All Board members present.

APPROVAL OF PREVIOUS MINUTES

Motion by Vice Chair Clint Briseno, Second by Member John Pintek

Vote: 3 - 0 Approved

CALL TO THE PUBLIC

No one spoke during call to the public.

PUBLIC HEARING

1. Docket VAR25-08: An applicant-initiated Variance request from Section 2.48.170 of the zoning regulations to increase the allowed square footage of an Accessory Dwelling Unit (ADU). The property is located at 3901 S. Abernathy Court near Sierra Vista (APN 107-60-027).

Motion by Member John Pintek, Second by Vice Chair Clint Briseno

Case planner Taylor provided a presentation, which is preserved in the files. Applicants Damien and Melissa Avant provided a statement.

Chairman Brick opened the public hearing. Jim Starlin spoke in favor. Susan Kitchel spoke in favor but wished to ensure the proposed accessory dwelling did not obstruct mountain views from her property. Chairman Brick closed the public hearing.

Board discussion: Vice Chair Briseno inquired about the proposed structure. Case planner Taylor explained that the project involves an ADU (Accessory Dwelling Unit) measuring 1,026 square feet, which exceeds the maximum allowable size of 1,000 square feet. Vice Chair Briseno asked for clarification on the phrase "impractical due to manufacturer's design" noted in the application. Mr. Avant responded that the ADU is feature specific and not based on a fixed size. The applicants further noted the proposed ADU would not be visible from the adjacent properties to the southwest.

Vote: 3 - 0 Approved

2. Docket VAR25-09: An applicant-initiated Variance request from Section 2.18.040 of the zoning regulations to reduce the minimum required setback for a detached garage from twenty (20) feet to ten (10) feet. The property is located at 5454 S. Santa Aurelia Avenue near Sierra Vista.

Motion by Member John Pintek, Second by Vice Chair Clint Briseno

Case planner Taylor provided a presentation, which is preserved in the files. Applicant Will Bailey provided a statement.

Chairman Brick opened the public hearing. No one spoke in favor or opposition. Chairman Brick closed the public hearing. The applicant waived rebuttal.

Board Discussion: Member Pintek inquired whether the property included an alleyway or a utility easement. Case Planner Taylor clarified that the property contains a 10-foot utility easement. Member Pintek asked the applicant about the vehicles on the property. Mr. Bailey discussed the year, make, and model of each car. Vice Chair Briseno asked why the applicant chose to orient the proposed building in the lengthwise direction rather than another configuration. Mr. Bailey explained that positioning the building in another configuration would make it difficult to park his cars within the building, interfere with the septic area, and make the building more visible from neighboring properties.

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 6:04 p.m.

APPROVED:

Paul Brick, Chairman

ATTEST:

Christine McLachlan, Development Services Director