

DRAFT

**PROCEEDINGS OF THE COCHISE COUNTY
BOARD OF ADJUSTMENT
REGULAR MEETING HELD ON
Wednesday, JANUARY 28, 2026**

A regular board meeting of the Board of Adjustment was held on Wednesday, JANUARY 28, 2026, at 5:00 p.m. in the Board of Supervisors' Hearing Room, 1415 W. Melody Lane, Building G, Bisbee, Arizona.

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

Staff Present: Christine McLachlan, Development Services Director
Matthew Taylor, Planning Manager
Sharon Larsala, Planner I

Attendees: Dean Huish, Applicant (VAR25-11)

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

ROLL CALL

All Board members present.

APPROVAL OF PREVIOUS MEETING MINUTES

Motion by Member Pintek, Second by Chair Brick

Vote: 2 - 0 Approved

CALL TO THE PUBLIC

No one spoke during call to the public.

ELECTION OF THE 2026 CHAIR AND VICE-CHAIR

Chair Brick nominated himself to continue serving as Board Chair. Second by Member Pintek.

Vote: 2 - 0 Approved

Vice Chair Briseno nominated himself to continue serving as Board Vice Chair. Second by Chair Brick.

Vote: 3 - 0 Approved

PUBLIC HEARING

1. Docket VAR25-11: 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 9195 E. Lane Ranch Road near Hereford (APN 104-55-040D) and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Vice Chair Briseno, Second by Member Pintek.

Case planner Larsala provided a presentation, which is preserved in the files. Dean Huish, applicant, provided a statement.

Chair Brick opened the public hearing. No one spoke in support or opposition. Mr. Huish waived rebuttal. Chair Brick closed the public hearing.

Board Discussion: Vice Chair Briseno asked staff if the structure were 28 square feet smaller would a Variance be required and case planner Larsala stated no. Vice Chair Briseno asked the applicant if the ADU was already ordered and Mr. Huish stated yes but the manufacturer could alter the structure if needed. Member Pintek asked why the structure was not going to be located to the east of the property and Mr. Huish replied the proposed location would have less impact on the neighbor's view of the mountains. Vice Chair Briseno asked for confirmation that setbacks were not an issue, and case planner Larsala stated the size of the proposed ADU was before the Board. Mr. Huish stated if the Variance is approved he would start applying for the necessary permits.

Case planner Larsala stated that staff is recommending approval without special conditions.

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

Chair Brick adjourned the meeting at 6:02 p.m.

APPROVED:

Paul Brick, Chair

ATTEST:

Christine McLachlan, Development Services Director