



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 3
FROM: Peter Gardner, Planner I
FOR: Beverly Wilson, Planning Director
SUBJECT: Minutes of the Regular Meeting of November 18, 2014
DATE: December 2, 2014

Members Present:

Paul Brick, Chairman
Helen Barnard

Staff Present:

Peter Gardner, Planner I

Others Present:

Daniel Ramirez – Applicant
James Malley - Applicant

These minutes for the BA3 meeting held on October 14, 2014 are complete only when accompanied by the memoranda for said meeting dated October 14, 2014.

Call to Order / Roll Call / Election:

Chairman Paul Brick called the meeting to order at 6:35 p.m. at the J.P. Courtroom at the County Service Center in Benson. He explained the procedures of the meeting to those present, and noted that he and Mr. Wales were present and that as such, a quorum was established and business could proceed.

Ms. Barnard made a motion to approve the minutes of the August 12, 2014 regular meeting. Mr. Brick seconded the motion and the vote was 2-0 to approve the minutes of the August 12, 2014 meeting.

NEW BUSINESS

Item 1

Docket BA3-14-09 (Gethsemane Church of God):

The Applicant proposes to close a permit establishing a Church, and requests a Variance from the Section 1804.07 of the Cochise County Zoning Regulations, which requires a paved parking area. The Applicant requests to use the existing gravel parking area.

The subject parcel, 106-71-143, is located at 233 N. Canyon Drive in Sierra Vista, AZ. The Applicant is Gethsemane Church of God.

Chairman Brick called for the Planning Director's presentation of the Docket. Planner Peter Gardner delivered the report, illustrating the facts of the case utilizing photos, maps and other visual aids. He explained the proposed project and the nature of the requested Variances. He concluded by offering factors in favor and against approval.

Chairman Brick noted that the Applicant was present, and invited them to make a statement. The Applicant, Pastor Daniel Ramirez explained the nature of their project, as well as the conditions in the surrounding area. They explained the issues that had led to the delay in the work, and explained their plans for completion.

Chairman Brick called for Staff Summation and Recommendation. Mr. Gardner explained that Staff recommended Approval of the requested Variances.

Chairman Brick called for a motion. Ms. Barnard made a motion to grant the Variances as recommended by Staff citing the factors in favor. Mr. Brick seconded the motion and called for discussion. There was no further discussion, and Mr. Brick called for a vote.

The vote was 2-0 to approve the motion.

Item 2

Docket BA3-14-10 (Odds and Ends):

The Applicant proposes to use an existing non-conforming sign structure at a Retail Sales land use, and requests Variances from Article 19 of the Cochise County Zoning Regulations to permit the sign structure to be used in its current location which does not meet setback requirements from right of way and property boundaries.

The subject parcel, 106-70-083, is located at 549 E. Fry Boulevard in Sierra Vista, AZ. The Applicant is Stronghold Signs on behalf of Odds and Ends.

Chairman Brick called for the Planning Director's presentation of the Docket. Planner Peter Gardner delivered the report, illustrating the facts of the case utilizing photos, maps and other visual aids. He explained the proposed project and the nature of the requested Variances. He concluded by offering factors in favor and against approval.

Chairman Brick noted that the Applicant was present, and invited them to make a statement. The Applicant, James Malley of Odds and Ends explained the nature of their project, as well as the conditions in the surrounding area.

Chairman Brick called for Staff Summation and Recommendation. Mr. Gardner explained that Staff recommended Approval of the requested Variances.

Chairman Brick called for a motion. Ms. Barnard made a motion to grant the Variance as recommended by Staff citing the factors in favor, with the Variance applying to and future Permitted Use. Mr. Brick seconded the motion and called for discussion. There was no further discussion, and Mr. Brick called for a vote.

The vote was 2-0 to approve the motion.

Planning Director's Report:

Mr. Gardner offered a brief Director's Report informing the Board that there was one Docket for the next month, being an addition to a docket heard at a previous meeting. The proposed Comprehensive Plan update was also discussed, along with dockets heard by the Planning Commission.

Ms. Barnard made a motion to adjourn. Mr. Brick seconded, and the meeting was adjourned at 7:29 p.m.