



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

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Carlos De La Torre, P.E., Director

MEETING MINUTES

TO: Board of Adjustment, District 3

FROM: Keith Dennis, Senior Planner

SUBJECT: Minutes of the Regular Meeting of February 14, 2012

DATE: February 15, 2012

MEMBERS PRESENT

Paul Brick, Chairman
Shawn Wales, Vice Chairman
Helen Barnard, Member

STAFF PRESENT

Keith Dennis, Senior Planner

OTHERS PRESENT

Pamela Brambert, BA3-12-02 Applicant
Virgil Barnard

The minutes for the BA3 meeting held on February 14, 2012 are complete only when accompanied by the memorandum for that meeting.

Vice-Chairman Brick called the meeting to order at 6:40 PM at the J.P. Courtroom at the Cochise County Regional Services Center in Benson, Arizona. Mr. Brick followed by calling the roll and a quorum was established with the presence of all three Board Members.

Mr. Wales moved to approve the minutes of the November 9, 2011 meeting.

Ms. Barnard seconded the motion, whereupon Chairman Brick offered a correction to the minutes concerning the name of a member of the public in attendance that night. Mr. Wales amended his motion to include the correction, and the motion passed unanimously (3 – 0).

NEW BUSINESS

Mr. Brick called for the Docket, which was presented by Senior Planner Keith Dennis. Mr. Dennis presented the Docket on behalf of the Planning Director.

Docket BA3-12-02 (ARK Clinic): The Applicant is converting an existing residential site into a spay/neuter clinic for pets, and requests: 1) A Variance to Section 1804.07.C of the Zoning Regulations, which requires a paved surface for parking and driveway areas (Applicant seeks to

allow existing dirt/gravel surface to remain); and 2) A Variance to Section 1904.10, which requires signage to be placed no less than 10 feet from all property lines (Applicant asks to have existing sign remain zero feet from the property line).

The subject parcel (Parcel No. 106-25-039) is located at 562 E. Highway 82 in Whetstone, AZ. The Applicant is Pamela Brambert of ARK Mobile Veterinary Services.

Senior Planner Keith Dennis presented the staff report for this Docket, explaining the facts of the case using slides, photos and maps. He explained that although the mobile clinic unit was located inside the building on the subject property and that the business therefore still maintained mobile capabilities. He explained that the sign on the property was actually located close to the SR 82 Right of Way line due to the width of the same.

Mr. Dennis indicated that the existing gravel surface was fairly typical of non-residential development along this corridor and that staff had no issue with allowing it to remain.

He also informed the Board that a letter was received late objecting to the request on the grounds that the Zoning Regulations ought to be adhered to.

Chairman Paul Brick then declared the public hearing open and invited the Applicant to make a statement. Ms. Pamela Brambert indicated that asphalt paved surfaces can get very hot and uncomfortable for animals walking along such surfaces. She also said that a benefactor of the spay/neuter operation had donated the land and structures for the operation and had expressed a desire to have the property remain in as natural a state as possible.

Mr. Brick invited the Board members to question the Applicant. Vice-Chairman Wales spoke to the Applicant about sign considerations, whereupon the Applicant explained that she intended to replace the canvas sign with a permanent sign. Mr. Wales then spoke about the possible height and lighting of the proposed sign. Mr. Dennis explained that an approval of the sign setback Variance would apply to a future sign as long as such sign observed the same setback.

Mr. Brick then closed and asked for a motion. Member Barnard moved to approve the Variances as requested, the factors in favor of approval being the findings in fact; Mr. Wales seconded the motion, which passed unanimously (3 – 0).

Mr. Dennis indicated that the Applicant and County staff would be notified in writing of the Board's decision. Mr. Brick then informed the audience that the agenda item was concluded and that they were welcome to stay or leave.

DIRECTOR'S REPORT:

Mr. Dennis then provided the Director's Report, speaking briefly about the Arizona Centennial celebration that had taken place at the County Complex in Bisbee that day. He also informed the members that they would have regular meetings with one Docket each in March and April, and provided a brief explanation of these Dockets. Ms. Barnard moved to adjourn the meeting, Mr. Wales seconded the motion and the meeting adjourned at 7:15 p.m.