



Cochise County
Community Development
Planning, Zoning and Building Safety Division

Public Programs...Personal Service
www.cochise.az.gov

TO: Board of Adjustment, District 1
FROM: Peter Gardner, Planner I
For: Mary Gomez, Interim Planning Director
SUBJECT: Minutes of the Regular Meeting of March 25, 2015
DATE: July 13, 2015

Members Present:

Tom Borer, Chairman
Ed Cottingham, Vice Chairman
Ron Wilson, Member

Staff Present:

Peter Gardner, Planner I

Others Present:

Applicants

These minutes for the BA1 meeting held on March 25, 2015 are complete only when accompanied by the memoranda for said meeting dated March 25, 2015.

Call to Order / Roll Call:

Chairman Tom Borer called the meeting to order at 6:05 p.m. at the Cochise County Service Center Conference Room in Sierra Vista. He noted that all three members of the Board were present, establishing that the Board had a Quorum and could proceed. Mr. Cottingham made a motion to approve the minutes of the September 25, 2013 regular meeting. Mr. Wilson seconded the motion, and the vote was 2-0 to approve the minutes of the September 25, 2013 meeting, with Mr. Wilson abstaining.

Chairman Borer explained the procedures of the meeting to those present, and moved on to the docket.

NEW BUSINESS

Item 1 (Page 1) – Introduce Docket and advise public who the Applicants are.

Docket BA1-15-01 (Wardle): The Applicant is requesting a Variance to Section 904.03 of the Zoning

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Regulations, which requires that all structures in an SR-43 Zoning District be set back no less than 20 feet from all property lines. The Applicant seeks to a detached garage 10 feet from the north property line. The subject parcel (Parcel # 105-99-422) is located at 2717 E. Atsina Drive in Sierra Vista, AZ.

Chairman Borer called for the Planning Director's presentation on the Docket.

Peter Gardner delivered the report on behalf of the Planning Director, illustrating the facts of the case, as well as the staff recommendation, utilizing photos, maps and other visual aids. He explained the background of the case and the circumstances surrounding the Variance request under consideration. He concluded by offering factors in favor and against approval. The Board asked for additional clarification of the location and layout of the property, which Mr. Gardner provided.

Chairman Borer declared the Public Hearing open, and then called for the Applicant's statement. Mr. Borer asked the Applicant if there was additional information he wished to present. The Applicant stated that he did not. Chairman Borer noted there were no other members of the public present and called the Public Hearing closed and called for Board discussion. There was no further discussion and Chairman Borer asked for Staff's recommendation. Mr. Gardner explained that Staff's recommendation was Approval.

Mr. Cottingham made a motion to approve the Variance per the Applicant's request. Mr. Wilson seconded and the motion passed 3 – 0.

Planning Director's Report:

There being no business to report, Mr. Borer adjourned at 6:23 p.m.