

EXPANDED AGENDA
Board of Adjustment, District 3
Tuesday, July 8, 2014
J.P. Courtroom, County Service Center
126 W. 5th Street
Benson, Arizona

6:30 P.M. Call to Order

Roll Call (Introduce Board members, and explain quorum)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, Applicant will be allowed 10 minutes; other persons will each have 5 minutes to speak and Applicant may have 5 minutes for rebuttal at end, if appropriate.)

Determination of Quorum

Approval of Previous Minutes

NEW BUSINESS

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

Docket BA3-13-05 (Seaman): The Applicant proposes to change the use of an existing convenience store to a commercial plant nursery, and requests Variances from the following Sections of the Cochise County Zoning Regulations: 1804.06.F.1 (driveway must be clearly defined); 1804.07.C (native surface in lieu of DBST for driving and parking areas); 1806 (landscaping requirements); 1804.06.F.3 (minimum driveway width); 1807.02.B.1 (driveway within 200-feet of an arterial road);

The subject parcel, 114-17-001, is located at 501 N. Frontage Road, in Pearce.

Applicant: Mr. Kenneth Seaman

Item 2 (Page 12) – Introduce Docket and advise public who the Applicants are.

Docket BA3-13-06 (Tilden): The Applicant proposes to construct and accessory detached garage, and requests a Variance from Section 704.03 of the Cochise County Zoning Regulations, which requires any structure in an R-36 Zoning District to be a minimum of 20-feet from any property line. The Applicant proposes to construct the garage 14-feet from the east property line.

The subject parcel, 121-18-009, is located at 451 E. Vail Lane, in Saint David.

Applicant: Mr. Anthony Tilden

- Call for PLANNING DIRECTOR'S PRESENTATION
- Declare PUBLIC HEARING OPEN
 - 1) Call for APPLICANT'S STATEMENT
 - 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
 - 3) Call for APPLICANT'S REBUTTAL (if appropriate)
- Declare PUBLIC HEARING CLOSED
- Call for BOARD DISCUSSION (may ask questions of Applicant)

- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
 - Call for MOTION
 - Call for DISCUSSION OF MOTION
 - Call for QUESTION
 - ANNOUNCE ACTION TAKEN (with Findings of Fact)
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Call for Planning Director's Report

Call to the Public

ADJOURNMENT