



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 October 14, 2014

DATE: November 10, 2014

Members Present:

Paul Brick, Chairman
Shawn Wales, Vice-Chair

Staff Present:

Peter Gardner, Planner I

Others Present:

Linda Weisman – Applicant
Earl McCabe - 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.

Mr. Wales 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 BA3-14-08 (Arizona Trading Company):

The Applicant proposes to change the use of an existing Church to Retail Sales, and requests Variances from the following Sections of the Cochise County Zoning Regulations: 1203.02 (Minimum Setbacks); 1203.03 (Maximum Site Coverage); 1804.05 (Minimum number of parking spaces); 1804.06.D (Direct access from parking space to street); 1804.06.F (Defined Driveway and Driveway Width); 1806.02 (Landscaping requirements); and 1907.02 (Location and size of signs).

The subject parcel, 106-70-128, is located at 101 N. 6th Street in Sierra Vista, AZ.

The Applicant is Arizona Trading Company, LLC.

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 Applicants were present, and invited them to make a statement. The Applicants 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. Mr. Wales 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.

Planning Director's Report:

Mr. Gardner offered a brief Director's Report informing the Board that there were two Dockets for the next month. The proposed Comprehensive Plan update was also discussed, along with dockets heard by the Planning Commission.

Mr. Wales made a motion to adjourn. Mr. Brick seconded, and the meeting was adjourned at 7:13 p.m.