

**EXPANDED AGENDA**  
**Board of Adjustment, District 3**  
**Tuesday, November 18, 2014**  
**J.P. Courtroom, County Service Center**  
**126 W. 5<sup>th</sup> 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 BA3-14-09 (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.

**Applicant:** Gethsemane Church of God

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

**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.

**Applicant:** Stronghold Signs on behalf of Odds and Ends

- 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)
- 
- 

**Call for Planning Director's Report**

**Call to the Public**

**ADJOURNMENT**



# **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:** Draft 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.



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**TO:** Cochise County Board of Adjustment, District 3  
**FROM:** Peter Gardner, Planner I  
**FOR:** Beverly Wilson, Planning Director  
**SUBJECT:** Docket BA3-14-09 (Gethsemane Church of God)  
**DATE:** November 7, 2014 for the November 18, 2014 Meeting

### APPLICATION FOR VARIANCE

#### 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.

### I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

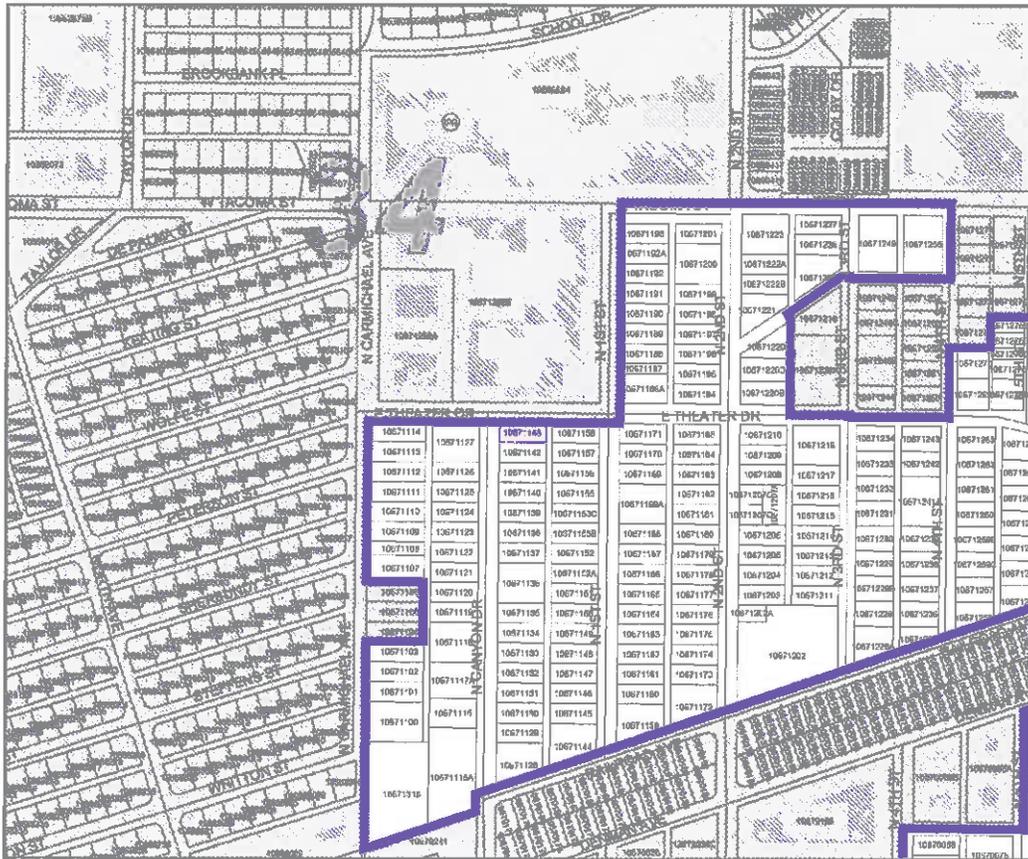
**Site Size:** 0.19-acres (8,261-square feet)  
**Zoning:** GB (General Business)  
**Growth Area:** Category A (Urban Growth Area)  
**Plan Designation:** Neighborhood Rehabilitation  
**Area Plan:** None  
**Existing Uses:** Church  
**Proposed Uses:** Same

### Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	City Maintained Road/MFR (City Zoning)	E. Theater Drive/Municipal Park
South	/GB	Church
East	MH-72	Manufactured Homes
West	County Maintained Road/MH-72	N. Canyon Drive/Fraternal Hall

**II. SITE HISTORY**

- 1957 – Building constructed
- 2008 – Permit issued to establish Church. The permit required paved parking per the Zoning Regulations.
- 2014 – Permit expired, with all conditions met except paved parking.



Above: Location Map. Shaded areas are incorporated Sierra Vista.

**III. PROJECT DESCRIPTION**

The Applicant wishes to close a permit to change the use of an existing structure to a Church. All conditions of the permit have been met with the exception of completing the chip sealing of the parking lot. The Applicant has requested a further one year extension for the paving requirement.

#### **IV. ANALYSIS OF IMPACTS**

The site has been in operation as a church for several-years. The area is characterized as a densely developed area with many sites not meeting site development standards. At the present time, Staff is confident that permitting the site to remain as is with the change of use will not negatively impact surrounding properties or safety. If the Variance is granted, the permit for the church may be closed. If the church chooses to pave the parking lot in the future, a new permit for that work will be required.

#### **V. PUBLIC COMMENT**

The Department mailed notices to neighboring property owners within 300-feet. Staff posted the property on October 22, 2014 and published a legal notice in the *Bisbee Observer* on October 23. To date, the Department has received one letters of protest from a neighboring property owner, who expressed concern about cleaning up the area, as well as suggesting that the Applicant should conform to the same standards as the other nearby churches and businesses.



*Above: View of the church and parking area.*



*Above: Another view, showing vehicles parked on the street.*

## **VI. SUMMARY AND CONCLUSION**

### **Factors in Favor of Approving the Variances**

1. Approving the Variances would not substantially impact neighboring properties;
2. County government has been engaged in an ongoing effort to make government operations, administration of Zoning and other regulations, and permitting requirements more “business and customer friendly.” Allowing the Variances would reinforce this effort without compromising safety or quality-of-life for area residents;
3. The Applicant has stated an intent to satisfy the requirement given additional time.

### **Factors Against Approving the Variances**

1. Staff received one letter of opposition from a neighboring property owner.
2. This Variance would waive requirements not met from the 2008 permit.

## **VII. RECOMMENDATION**

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **approval** of the Variances as requested.

Sample Motion: *Mr. Chair, I move to approve Docket BA3-14-08, granting the Variances as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*

**VIII. ATTACHMENTS**

- A. Variance Application
- B. Site Plan
- C. Location Map
- D. Public Comment



# COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

## APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 3

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 3

to grant a variance from the terms of the Cochise County Zoning Regulations as follows:

(Note: Complete all the following items. If necessary, attach additional sheets.)

1. Parcel Number: 100-71-143
2. Address of parcel: 233 N. Canyon Dr #5 Sierra Vista, AZ 85635
3. Area of Parcel (to nearest tenth of an acre): 57 by 100 ft.
4. Zoning District designation of Parcel: Cochise County
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.  
Corner of Canyon & Theater Ave. parking lot

6. Describe all proposed uses or structures, which are to be placed on the property.

For Car's to park on Church Service Days  
Tues: 7 to 9pm Wed: 7pm to 9:15pm Sun: 9am to 3pm

7. State the specific nature of the variance or variances sought.

Request a one year time to complete the parking lot: from dirt and asphalt, to cement. For beautification to the area and →

8. A variance may be granted only when, due to any peculiar situation surrounding a condition of a specific piece of property, including unusual geographic or topographic conditions, strict application of the Zoning Regulations would result in an unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved (See attached Section 2103.02 on variances). Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited above.

*and also fine enough as we are a growing Church in the area, and as the monies come in we save to use for the payment of help and also to buy the cement and materials needed. Due to set back with my health that is the reason we have not been able to complete in the time allowed*

9. State why the variance would not cause injury to or impair the rights of surrounding property owners. Identify conditions you propose, if any, to minimize the impact on surrounding properties. It shall be the responsibility of the Applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

*it does not impair to surrounding areas it has always been a parking lot. which it was detoured by the weather, rain to the point it was not safe to walk or park. for the health of people using the lot and also for the cars. It will better the community.*

10. List the name and address of all owners of the Parcel(s) for which the variance is sought.

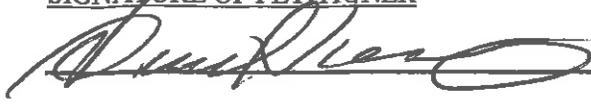
<u>PROPERTY OWNER</u>	<u>MAIL ADDRESS</u>
<i>Jose Rivera (son)</i>	<i>35 Cargil Dr N.E. SV. A2 85635</i>
<i>Daniel J. Hernandez</i>	<i>233 N. Canyon Dr. #15 SV. A7. 85635</i>

The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

SIGNATURE OF PETITIONER

ADDRESS

DATE

 133 N Canyon Blvd SV.A 85635 09/17/14

APPLICANT'S PHONE NUMBER 520-227-1150 / 520-227-0884

APPLICANT'S EMAIL ADDRESS Danielxy25@gmail.com

Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred dollars (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Planning Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.

2103.02 Variances

The Board of Adjustment may grant a variance from the terms of these Zoning Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such variance the general intent and purposes of the Zoning Regulations will be preserved. It shall be the responsibility of the applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

These zoning regulations are generally intended to yield results that are in compliance with all other applicable laws. A request for a "reasonable accommodation" in these regulations, pursuant to any federal or state housing law or other similar legislation, as may be necessary to afford an equal opportunity to housing under any such law, shall be considered to be an appropriate condition for a variance from the strict application of these zoning regulations. The Board of Adjustment is authorized to grant any such variance, to the extent that any such accommodation is required pursuant to any applicable state or federal law.

Any decision of the Board of Adjustment allowing a variance shall be considered for revocation by the Board of Adjustment if substantial construction, in accordance with the plans for which such variance was granted, has not been initiated within 12 months of the date of approval, building permit issuance, or if judicial proceeding to review the Board of Adjustment's decision has been instituted, 12 months from the date of entry of the final order in such proceedings, including appeals. Additionally, if any of the conditions of the variance approval are not complied with within 12 months or within the time period set by the Board, it shall be revoked after 30 days notice to the owner and applicant, unless a request for a review hearing before the Board of Adjustment is made by the applicant within this 30 day appeal period. The Board of Adjustment may grant reasonable extensions to the time limits upon a hearing pursuant to a timely written request by the applicant.

THEATRE DR.

ALLEY

Church Buildings

ENTRANCE DOOR

57'

60'

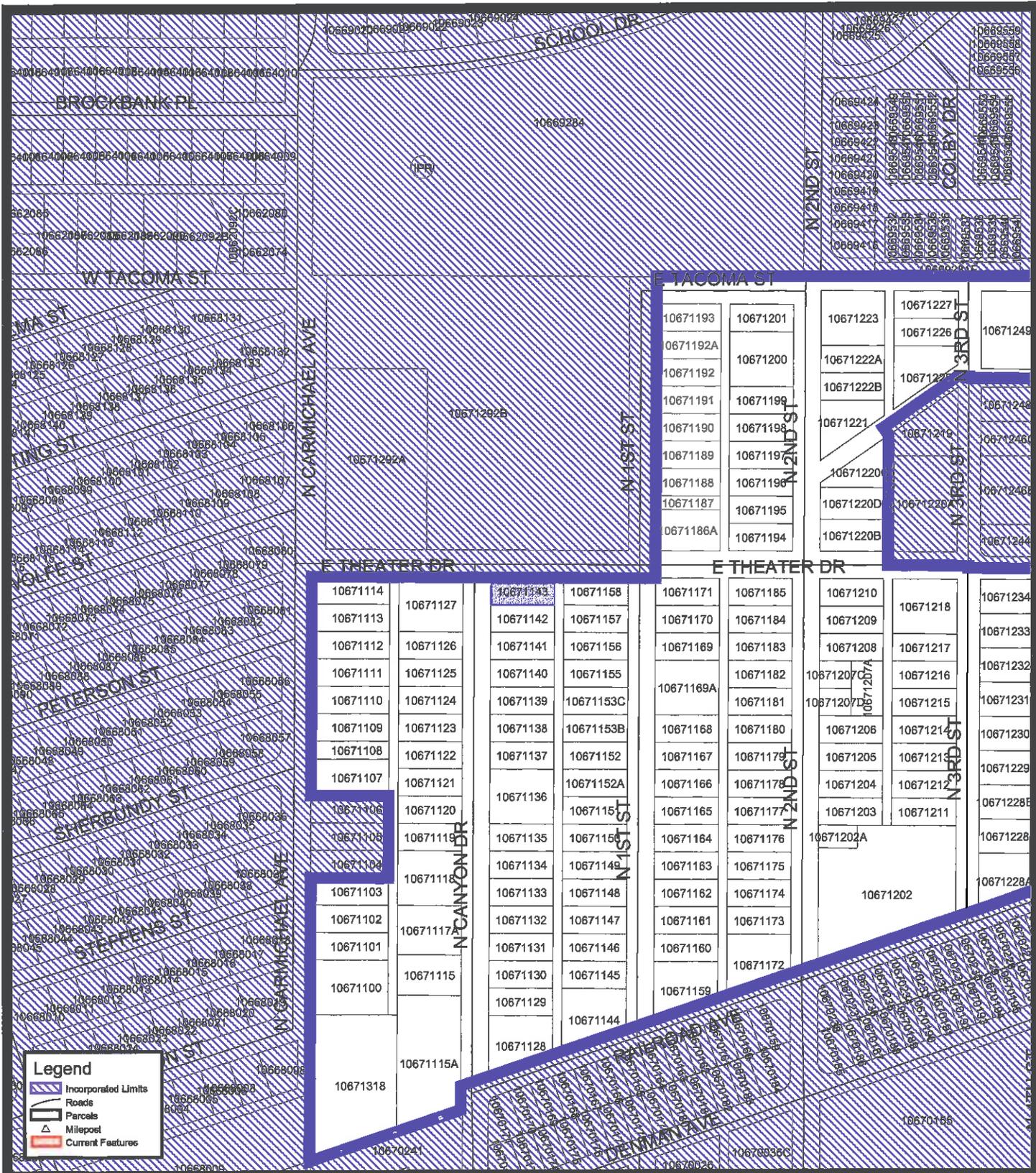
PARKING LOT

EAST MOUNT

CANYON DR

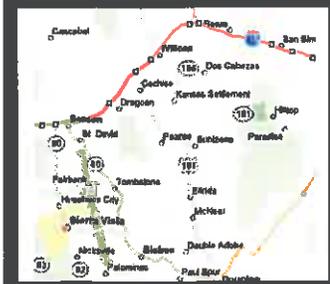
DRIVE WAY

B 9



**Legend**

- Incorporated Limits
- Roads
- Parcels
- Milepost
- Current Features



**BA3-14-09**  
**Gethsename Church of Goc**

This map is a product of the  
 Cochise County GIS  
 Information Technology Dept.

C 10

0' 1" = 300'

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

YES, I SUPPORT THIS REQUEST

Please state your reasons:

---

---

---

---

---

---

---

---

X

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Wanting to clean this part of town up. they should do what the rest of the churches and B. had to. they do not have enough parking to start with.

---

---

---

---

(Attach additional sheets, if necessary)

PRINT NAME(S):

Karen A Plew

SIGNATURE(S):

Karen A. Plew

YOUR TAX PARCEL NUMBER:

106-71-153C8

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 3 on November 18, 2014. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. To ensure adequate review time by members of the Board, this form is due to our Department by Wednesday, October 5, 2014.

RETURN TO: Peter Gardner – Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY

OCT 22 2014

PLANNING

D 11



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## MEMORANDUM

**TO:** Cochise County Board of Adjustment, District 3  
**FROM:** Peter Gardner, Planner I  
**FOR:** Beverly Wilson, Planning Director  
**SUBJECT:** Docket BA3-14-10 (Odds and Ends)  
**DATE:** November 10, 2014 for the November 18, 2014 Meeting

### APPLICATION FOR VARIANCE

#### 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.

### I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

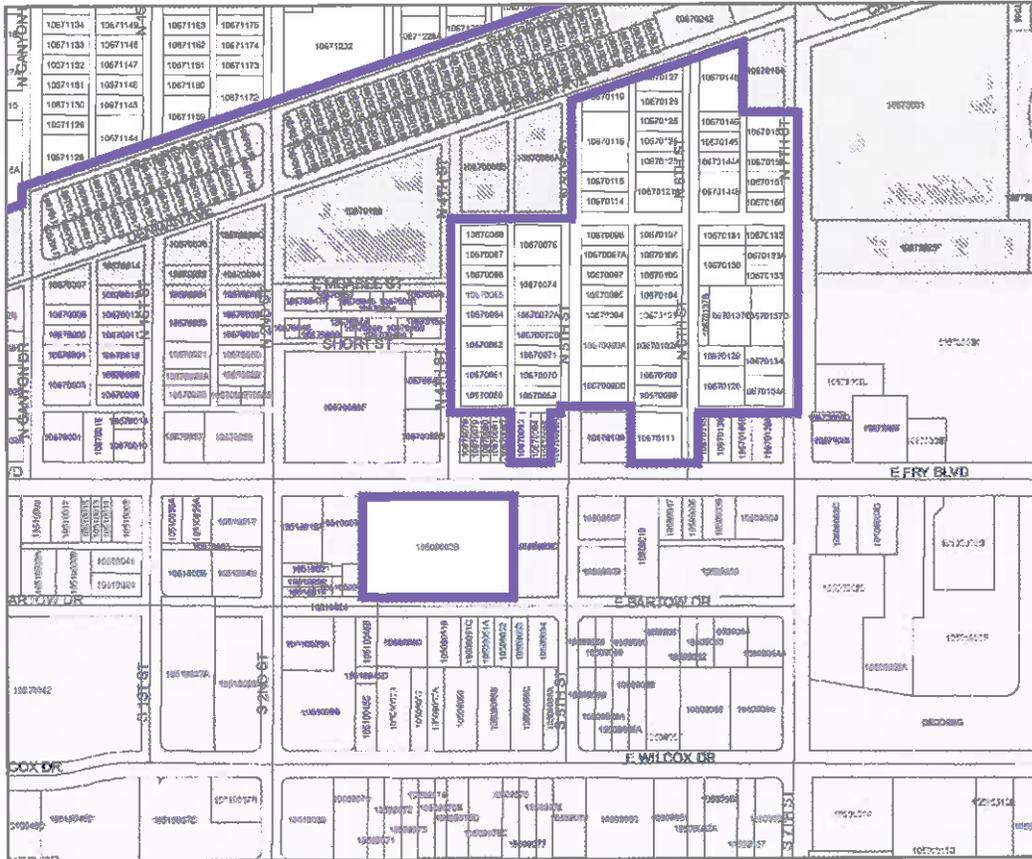
**Site Size:** 0.21-acres (8,995-square feet)  
**Zoning:** GB (General Business)  
**Growth Area:** Category A (Urban Growth Area)  
**Plan Designation:** Enterprise Redevelopment  
**Area Plan:** None  
**Existing Uses:** Retail Sales  
**Proposed Uses:** Same with additional sign

#### Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	GB	Sign Shop
South	City Maintained Road/GC (City Zoning)	Fry Blvd/Framing & Sign Shop
East	GB	Retail Sales
West	GC (City Zoning)	Tire Shop

**II. SITE HISTORY**

- 1957 – Building constructed
- 1996 – Permit issued for pet store.
- 2009 – Permit issued for retail sales, but cancelled without completion.
- 2010 – Permit issued for mattress store, but cancelled without completion.
- 2013 – Permit issued to establish retail sales.
- 2014 – Permit for sign at issue requested.



Above: Location Map

**III. PROJECT DESCRIPTION**

The Applicant proposes to use an existing pole structure to mount a sign. Staff finds no permit for, nor any other records of, the pole, and the pole does not comply with current site development standards.

#### IV. ANALYSIS OF IMPACTS

The site has been in operation off and on as a retail establishment for 18-years. During that time, much of the surrounding area has been annexed by the City of Sierra Vista. This site is characteristic of the area with numerous site development deficiencies based on the age of the construction. The properties fronting Fry Boulevard are a major commercial driver in Sierra Vista, despite not having the design amenities available to more recent construction.

The Comprehensive Plan does encourage flexibility in site development standards in areas designated as Enterprise Redevelopment. This flexibility is designed to encourage the use of older, non-compliant commercial properties in lieu of new construction, which would leave older properties vacant. While the current business has been open for approximately one year, their current signage is difficult to see from the street. The proposed mount has been used for signage in the past without permits, and has not compromised safety in the area. The pole is safely set back from Fry Boulevard, and is adjacent to a maneuvering area for the adjacent tire shop. Staff feels that utilizing the existing pole would not jeopardize safety in the area.

#### V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet. Staff posted the property on October 22, 2014 and published a legal notice in the *Bisbee Observer* on October 23. To date, the Department has received one letters of opposition from a neighboring property owner. The owner, whose property is in the incorporated City, asks that the Applicant be required to comply with code. It is important to note that City code is not the same as the County regulations, and City variances are much less likely to be granted, as State Law sets very strict standards for their approval. Staff has also received one letter of support from a neighboring property owner.



*Above: View of the pole, showing distance to the street as well as the adjacent tire shop.*

## **VI. SUMMARY AND CONCLUSION**

### **Factors in Favor of Approving the Variances**

1. Approving the Variances would not substantially impact neighboring properties;
2. County government has been engaged in an ongoing effort to make government operations, administration of Zoning and other regulations, and permitting requirements more “business and customer friendly.” Allowing the Variances would reinforce this effort without compromising safety or quality-of-life for area residents;
3. The existing pole is in good condition and will not compromise safety; and
4. Staff has received one letters of support from a neighboring property owner.

### **Factors Against Approving the Variances**

1. Staff has received one letter of opposition from a neighboring property owner.

## **VII. RECOMMENDATION**

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **approval** of the Variances as requested.

Sample Motion: *Mr. Chair, I move to approve Docket BA3-14-10, granting the Variances as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.*

**VIII. ATTACHMENTS**

- A. Variance Application
- B. Site Plan
- C. Location Map
- D. Public Comment



# COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

## APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 3

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 3 to grant a variance from the terms of the Cochise County Zoning Regulations as follows:

(Note: Complete all the following items. If necessary, attach additional sheets.)

1. Parcel Number: 106 70 083
2. Address of parcel: 549 E FRY BLVD.
3. Area of Parcel (to nearest tenth of an acre): .2066
4. Zoning District designation of Parcel: Commercial
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.  
retail store
6. Describe all proposed uses or structures, which are to be placed on the property.  
INSTALL SIGN CABINET ON EXISTING SIGN POLE
7. State the specific nature of the variance or variances sought.  
USE EXISTING SIGN POLE

8. A variance may be granted only when, due to any peculiar situation surrounding a condition of a specific piece of property, including unusual geographic or topographic conditions, strict application of the Zoning Regulations would result in an unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved (See attached Section 2103.02 on variances). Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited above.

There's NO AVAILABLE LOCATION TO MOVE  
THE SIGN / SIGN POLE

9. State why the variance would not cause injury to or impair the rights of surrounding property owners. Identify conditions you propose, if any, to minimize the impact on surrounding properties. It shall be the responsibility of the Applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

ALL NEIGHBORING PROPERTIES HAVE FREE STANDING  
SIGNS

10. List the name and address of all owners of the Parcel(s) for which the variance is sought.

PROPERTY OWNER

MAIL ADDRESS

JAMES MALLEY  
(ODDS + ENDS LLC)

549 E FRY BLVD SIERRA VISTA, AZ 85635

The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

SIGNATURE OF PETITIONER

ADDRESS

DATE

 4661 N. Commerce Dr. 9/17/14  
Sierra Vista, AZ 85635

APPLICANT'S PHONE NUMBER 520-439-4447

APPLICANT'S EMAIL ADDRESS sales@strongholdsigns.com

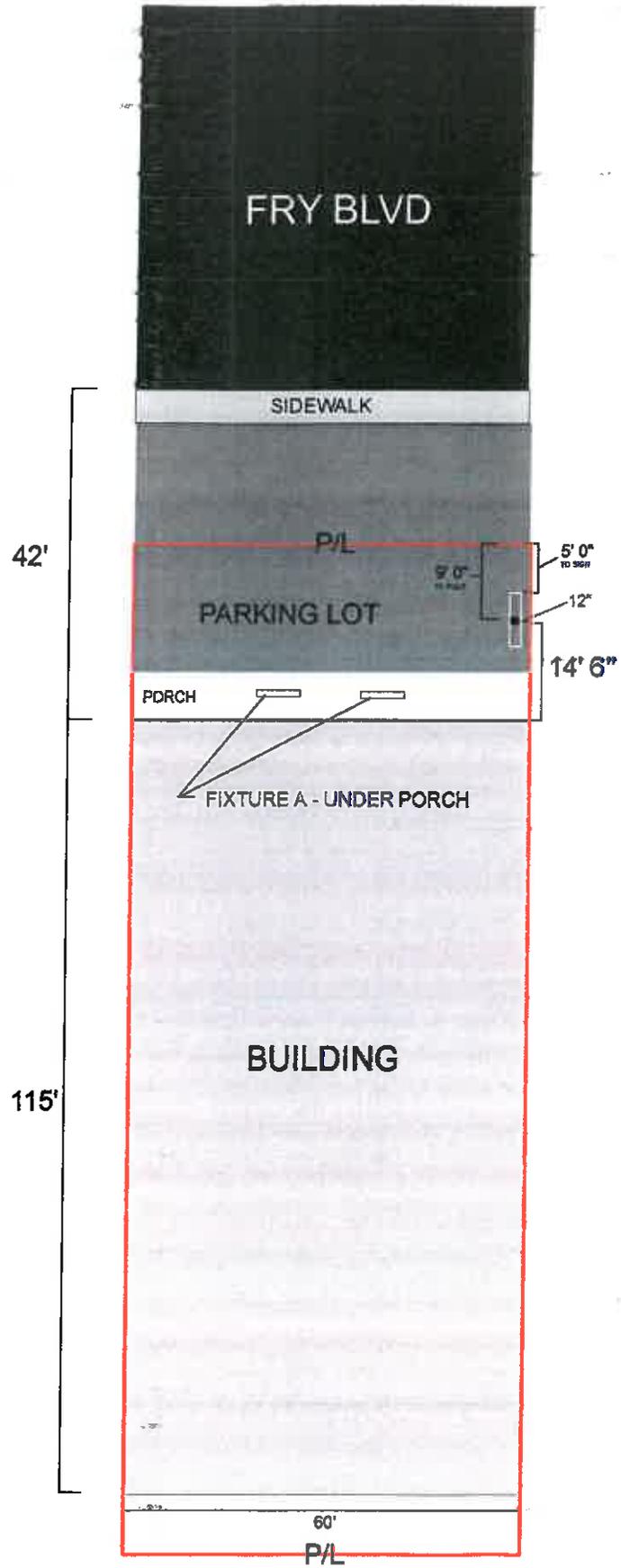
Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred dollars (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Planning Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.

2103.02 Variances

The Board of Adjustment may grant a variance from the terms of these Zoning Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such variance the general intent and purposes of the Zoning Regulations will be preserved. It shall be the responsibility of the applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

These zoning regulations are generally intended to yield results that are in compliance with all other applicable laws. A request for a "reasonable accommodation" in these regulations, pursuant to any federal or state housing law or other similar legislation, as may be necessary to afford an equal opportunity to housing under any such law, shall be considered to be an appropriate condition for a variance from the strict application of these zoning regulations. The Board of Adjustment is authorized to grant any such variance, to the extent that any such accommodation is required pursuant to any applicable state or federal law.

Any decision of the Board of Adjustment allowing a variance shall be considered for revocation by the Board of Adjustment if substantial construction, in accordance with the plans for which such variance was granted, has not been initiated within 12 months of the date of approval, building permit issuance, or if judicial proceeding to review the Board of Adjustment's decision has been instituted, 12 months from the date of entry of the final order in such proceedings, including appeals. Additionally, if any of the conditions of the variance approval are not complied with within 12 months or within the time period set by the Board, it shall be revoked after 30 days notice to the owner and applicant, unless a request for a review hearing before the Board of Adjustment is made by the applicant within this 30 day appeal period. The Board of Adjustment may grant reasonable extensions to the time limits upon a hearing pursuant to a timely written request by the applicant.



**STRONGHOLD SIGNS**

4661 N. COMMERCE DR.  
SIERRA VISTA, AZ 85635  
sales@strongholdsigns.com  
PHONE 520-438-4442 FAX 520-438-9244

SCALE: NONE

SIGN TYPE:

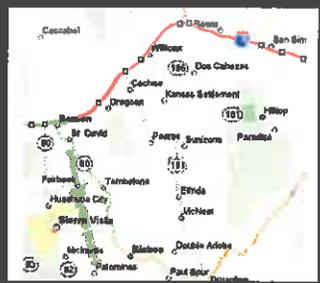
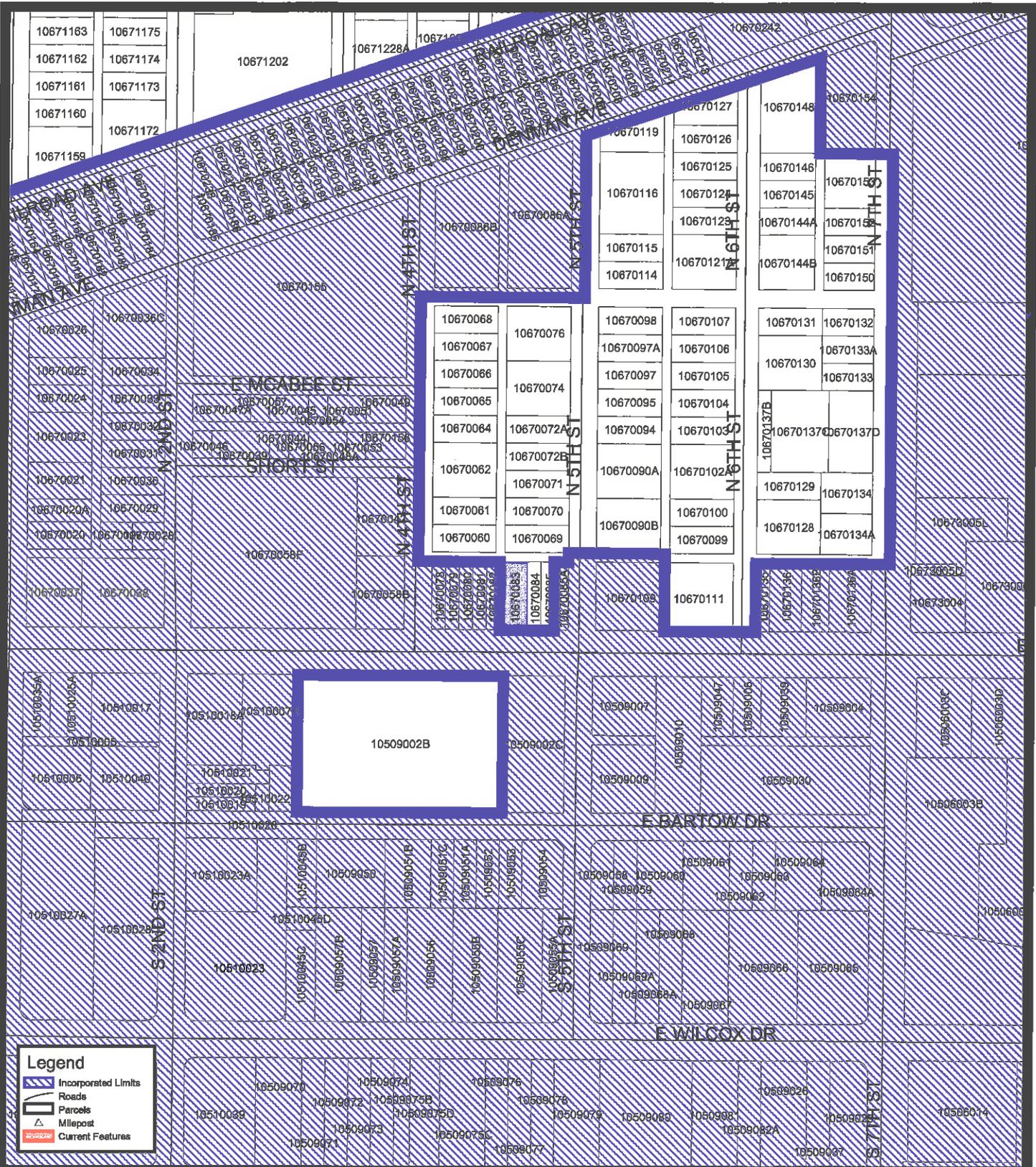
APPROVED

DATE: SEPTEMBER 19, 2014

Prepared by:  
Mike Houchins

PROJECT:

ODDS & ENDS *B 20*



**BA3-14-10**  
**(Odds and Ends)**

This map is a product of the  
 Cochise County GIS  
 Information Technology Dept.

0' 1" = 300'

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

YES, I SUPPORT THIS REQUEST

Please state your reasons:

---

---

---

---

---

---

---

---

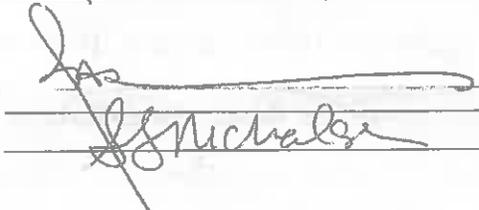
NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

I JUST MOVED ACROSS THE STREET AND  
MY SIGN HAD TO COMPLY TO CODE.  
THEIR POLE IS TOO CLOSE TO THE STREET, TOO TALL,  
AND IT WILL BE AN EYESORE. (JUST LIKE  
THE BUILDING)

(Attach additional sheets, if necessary)

PRINT NAME(S): PATRICE MISCIONE & SHELBY NICHOLSON

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 10509002C (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 3 on November 18, 2014. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. To ensure adequate review time by members of the Board, this form is due to our Department by Wednesday, November 5, 2014.

RETURN TO: Peter Gardner - Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

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

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*Nice to have occupants in building. Will  
open and being used*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

*Robert Hannon*

SIGNATURE(S):

*Robert Hannon*

COCHISE COUNTY  
OCT 21 2014  
PLANNING

YOUR TAX PARCEL NUMBER: 106-70-072A 5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 3 on November 18, 2014. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. To ensure adequate review time by members of the Board, this form is due to our Department by Wednesday, November 5, 2014.

**RETURN TO:** Peter Gardner – Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

D 23