



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning, and Building Safety
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DRAFT MINUTES

TO: Board of Adjustment, District 1

FROM: Debra Meyer, Secretary

SUBJECT: Minutes of the Regular Meeting of June 23, 2010

DATE: July 20, 2010

MEMBERS PRESENT

Dan Abrams, Vice- Chair Member
Tom Borer, Member

STAFF PRESENT

Keith Dennis, Planner

MEMBERS ABSENT

Edward Cottingham, Chairman

OTHERS PRESENT: (See attached sheet)

These minutes for the BAI meeting held on June 23, 2010 are complete only when accompanied by the memorandum for that meeting.

Vice-Chair Abrams called the meeting to order at 6:05 PM at the Cochise County Service Center Conference Room in Sierra Vista, Arizona. Mr. Abrams followed by calling the roll, establishing that a Quorum of all three Board Members was present.

Vice-Chair Abrams explained the procedures for the meeting, and then asked to postpone a motion to approve the minutes of the April 28, 2010 meeting until the next meeting when Chair Cottingham is present.

Chair Cottingham opened the meeting to the public, being no one wished to speak he closed the meeting to the public.

NEW BUSINESS

Docket BA1-10-04: Mr. Abrams announced the Docket and asked for the staff presentation.

Planner Keith Dennis presented the Planning Department's report on a request a Variance to Section 804.03 of the Cochise County Zoning Regulations, which requires that all structures in an SM-36 District be set back no less than 20 feet from any property line. The Applicant seeks to legitimize and expand a non-conforming

porch addition to the existing single-family residence on site, which is 12 feet from the Southern property line.

The subject parcel (Parcel No. 104-13-012C) is located at 5110 E. Vista Grande Road in Hereford, AZ. Mr. Dennis presented a map showing the location of the property and explained the porch was damaged by the wind. He further stated the staff has determined it is just an expansion of an existing structure, not a new structure. The subject parcel (Parcel No. 105-40-036) appears as undeveloped access roads but is a single and private parcel. It is located approximately 250-feet west of S. Highway 92 and between Keeling Rd. to the north and E. Hobbs Rd. to the south.

The Applicant Mario Gonzalez stated he intends to build the porch himself.

Mr. Abrams closed the meeting to the public.

Tom Borer made a motion to approve the variance, Dan Abrams seconded. Vote 2-0 to approve.

PLANNING DIRECTOR'S REPORT

Motion was made to adjourn by Mr. Abrams at approximately 6:15; Mr. Borer seconded the motion, which passed unanimously (2 – 0).