



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 July 28, 2010
DATE: September 21, 2010

MEMBERS PRESENT

Edward Cottingham, Chairman
Dan Abrams, Vice- Chair Member
Tom Borer, Member

STAFF PRESENT

Keith Dennis, Planner

MEMBERS ABSENT

OTHERS PRESENT: (See attached sheet)

These minutes for the BAI meeting held on July 28, 2010 are complete only when accompanied by the memorandum for that meeting.

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

Chair Cottingham explained the procedures for the meeting, and then asked for a motion to approve the minutes of the June 23, 2010 regular meeting.

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. Cottingham 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 704.04 of the Cochise County Zoning Regulations, which requires that all structures in a TR-36 District be set back no less than 20 feet from any property line. The Applicant seeks to legitimize a non-conforming garage 10 feet from the Northern property line, as well as an existing home approximately 15 feet from the Northern

property line. The subject parcel (Parcel No. 170-68-210) is located at 5136 S. Santa Aurelia Avenue in Sierra Vista, AZ. Mr. Dennis presented a map showing the location of the property and explained the garage was damaged by the wind. He further stated the Applicant was replacing the existing structure, and did not realize he would need a variance.

The Applicant, William Gorzenski, explained his reasons for replacing the garage.

Mr. Cottingham closed the meeting to the public.

Mr. Dennis explained that staff had not received any letters in support or opposition to the variance. He further stated staff recommends approval of the request.

Dan Abrams made a motion to approve the variance, Tom Borer seconded. Vote 3-0 to approve.

PLANNING DIRECTOR'S REPORT

Motion was made to adjourn by Mr. Abrams at approximately 6:16; Mr. Borer seconded the motion, which passed unanimously (3 – 0).