

EXPANDED AGENDA
Board of Adjustment, District 1
December 15, 2010
Cochise County Service Center,
4001 E. Foothills Drive (in the former Courtroom)
Sierra Vista, Arizona

6:00 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 can have 5 minutes for rebuttal at end, if appropriate.)

Determination of Quorum

Approval of Previous Minutes

Call to the Public

NEW BUSINESS

Item 1 - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket BA1-10-07: The Applicant requests Variances/Waivers from the following Sections of the Zoning Regulations: 1) a Waiver from Section 1203.05, which requires that non-residential uses abutting residentially-zoned properties be screened with an approved 6-foot high screening device; 2) a Variance to Section 1804.06.B, which requires that parking lots with 41 spaces be separated from residential Districts by no less than 40 feet (Applicant proposes 22.5-foot setback along South and West property lines); 3) a Waiver to Section 1806.02.B, which requires that non-residential development in a Category B Growth Area include a 5-foot wide landscaped strip along abutting streets; and 4) a Variance to Section 1908.03.A.2, which governs the allowable square footage for signage. The standards allow for an 80 square foot maximum; the Applicant proposes a 95 square foot sign. The subject parcel (Parcel No. 104-06-022) is located at 4755 S. Highway 92 in Hereford, AZ

Applicant: Vicki Gilbert.

- 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)

Item 2 - Introduce Docket and advise public who the applicants are.

Public Hearing, Docket BA1-10-08: The Applicant requests a Variance to Section 904.03 of the Cochise County Zoning Regulations, which requires that all structures in an SR-43 District be set back no less than 20 feet from all property lines. The Applicant intends to construct an addition onto an existing single-family residence on the property, which would be 10.5 feet from the Southern property line. The subject parcel (Parcel No. 104-07-026G) is located at 6850 E. Jaxel Road in Hereford, AZ

Applicant: James Wendel.

FOLLOW FORMAT OF ITEM 1

Call for Planning Director's Report

ADJOURNMENT