

EXPANDED AGENDA

Board of Adjustment, District 1

January 25, 2012

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 BA1-11-08 (Bays): The Applicant is requesting a Variance to Section 704.02 of the Zoning Regulations, which allows for a maximum height of 20 feet for accessory structures. The Applicant seeks to construct an accessory boat and RV storage garage, with a proposed height of 26 feet.

The subject parcel (Parcel # 105-18-010T) is located at 2055 E. Yaqui Street in Sierra Vista, AZ. The Applicant is Paul Randall Bays.

Call for PLANNING DIRECTOR'S PRESENTATION

- Declare PUBLIC HEARING OPEN
- Call for APPLICANT'S STATEMENT
- Call for COMMENT FROM OTHER PERSONS (either in favor or against)
- 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 - Follow procedural format as per Item #1, above.

Public Hearing Docket BA1-12-01 (Walsh): The Applicant is requesting a Variance to Section 904.02 of the 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 seeks to legitimize an existing guest house that was built 15 feet from the North property line, and 11 feet from the West property line.

The subject parcel (Parcel # 105-94-153) is located at 2803 Zuni Court in Sierra Vista, AZ. Applicant: Steven Walsh, represented by Kathy Nieto of Interior Trends Remodel.

Item 3: Election of Officers for 2012

Item 4: Call for Planning Director's Report

ADJOURNMENT



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Director

MEMORANDUM

TO: District 1 Board of Adjustment
FROM: Keith Dennis, Senior Planner
For: Michael Turisk, Interim Planning Director
SUBJECT: Docket BA1-11-08 (Bays)
DATE: January 17, 2012 for the January 25, 2012 Meeting

APPLICATION FOR A VARIANCE

Docket BA1-11-08 (Bays): The Applicant is requesting a Variance to Section 704.02 of the Zoning Regulations, which allows for a maximum height of 20 feet for accessory structures. The Applicant seeks to construct an accessory boat and RV storage garage, with a proposed height of 26 feet.

The subject parcel (Parcel # 105-18-010T) is located at 2055 E. Yaqui Street in Sierra Vista, AZ. The Applicant is Paul Randall Bays.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Size: 2.36 Acres
Zoning: TR-36 (Residential, 1 dwelling per 36,000 square feet)
Growth Area: Category A Urban Growth Area
Plan Designation: NC – Neighborhood Conservation
Area Plan: Sierra Vista Sub-Watershed
Existing Uses: Single Family Residential
Proposed Uses: Addition of Accessory Boat and RV Storage Garage

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	TR-36	Single Family Residential
South	TR-36	Single Family Residential
East	TR-36	Single Family Residential
West	TR-36	Single Family Residential

II. PARCEL HISTORY

2008 – Permit issued for a 4,434 square-foot home, with patio, septic, and garage; the property was sold before the home was completed.

2009 (May) – Permit to finish the house was issued to purchaser of home.

2009 (July) – Remodeling permit issued. The home was then sold again.

2011 – Current owner and Applicant Paul Randall Bays applied for permit to construct an 1,840 square foot garage. Applicant was informed of the need for a height Variance in order to proceed.

III. PROJECT DESCRIPTION

The Applicant, Paul Bays, intends to construct a wood-framed garage, in which to store his RV and boat (See Attachment C – Site Plan and Building Elevations). The building would have an attic for extra storage, and is proposed at a height of 26 feet. Section 704.02 of the Zoning Regulations prescribes a maximum height of 30 feet for principal structures such as the existing home (which is 28 feet tall). Accessory structures, however, are limited to a height of 20 feet, unless a Variance is obtained.



Above: Northward view of the Applicant's residence on Yaqui Drive.

Below: view of the project site.



IV. ANALYSIS OF IMPACTS

If the Board allows the Variance, the Applicant will construct a garage that is, in the most strict technical sense, “subordinate” in height (26 feet) to the existing single family residence (28 feet).

During the site visit, staff observed that there are structures, both principal and accessory, on neighboring properties that follow a similar height pattern. Based on staff observation, it would thus appear that the proposed garage would not be dissimilar or out of character with other residential development in the vicinity.

V. PUBLIC COMMENT

The Department sent notices to neighboring property owners within 300 feet. Staff posted the property on January 10, 2012 and advertised the request in the *Bisbee Observer* on January 5, 2012. To date, the Department has received correspondence from four notified neighbors opposing the request. Neighbors' objection is grounded primarily in concern for the appearance of the neighborhood, impairment of views of the Huachuca Mountains, and a concern for possible declining property values.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approval

1. The nature of residential development in the neighborhood is such that the proposed structure would be marginally in keeping with the character of development in the neighborhood; at 26 feet, the proposed garage would also be subordinate in height to the existing residence (28 feet).

Factors Against Approval

1. The purpose of height standards in the Zoning Regulations is to preserve views and to ensure that accessory structures are subordinate in size to principal structures (which would be the case here);
2. Four neighbors have expressed opposition to the request, citing possible damage to area views, neighborhood character and property value considerations.

VII. RECOMMENDATION

Based on the factors against approval, particularly the objections of neighbors, Staff recommends **denial** of the Variance request.

Sample Motion: Mr. Chair, I move to approve Docket BAI-11-08, granting the height Variance as requested by the Applicant; the Factor in Favor of approval constituting the Findings of Fact.

VIII. ATTACHMENTS

- A. Variance Application
- B. Location Map
- C. Site Plan and Building Elevations
- D. Public Comment and Protest Map



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

APPLICATION FOR VARIANCE

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

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 1.

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 1 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. Tax Parcel Number: 105 18 010 T
2. Address of Parcel: 2055 E YAQUI STREET
SIERRA VISTA AZ 85750
3. Area of Parcel (to nearest tenth of an acre): 2.36
4. Zoning district classification of parcel: _____
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it. Residential Home approx 6000 sq ft
2 detached building ① garage & office ② guest house
Home has 18' ceilings and roofline is 28' high

- Home next door is 2 story home at least 30' high
Home across street is at least 28' high with same height detached
6. Describe all proposed uses or structures, which are to be placed on the property. RV garage
Proposed structure is for 32' boat w/ Trailer (RV type garage)
Boat & trailer are 15' high. Hence, need 16' ~~door~~ garage door.
Plan is to make new garage match main home.
The boat garage will be lower in height than the house but
about the same as the RV garage across the street

7. State the specific nature of the variance or variances sought, identifying the applicable section or sections of the Cochise County Zoning Regulations.

See attachment.

Need variance to height of 26'

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 practical difficulties or unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved. (See Section 2103.02 on variances (attached) Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited in #7 above.

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.

The surrounding lots are at least 2 acres, hence
no views are blocked. The garage is intended to look
like the main house on the outside, hence it will
appreciate property values

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

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>
Paul Randall Bays / King Marie Bays "Randy"	2055 E YAGUI ST AZ 85603

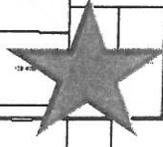
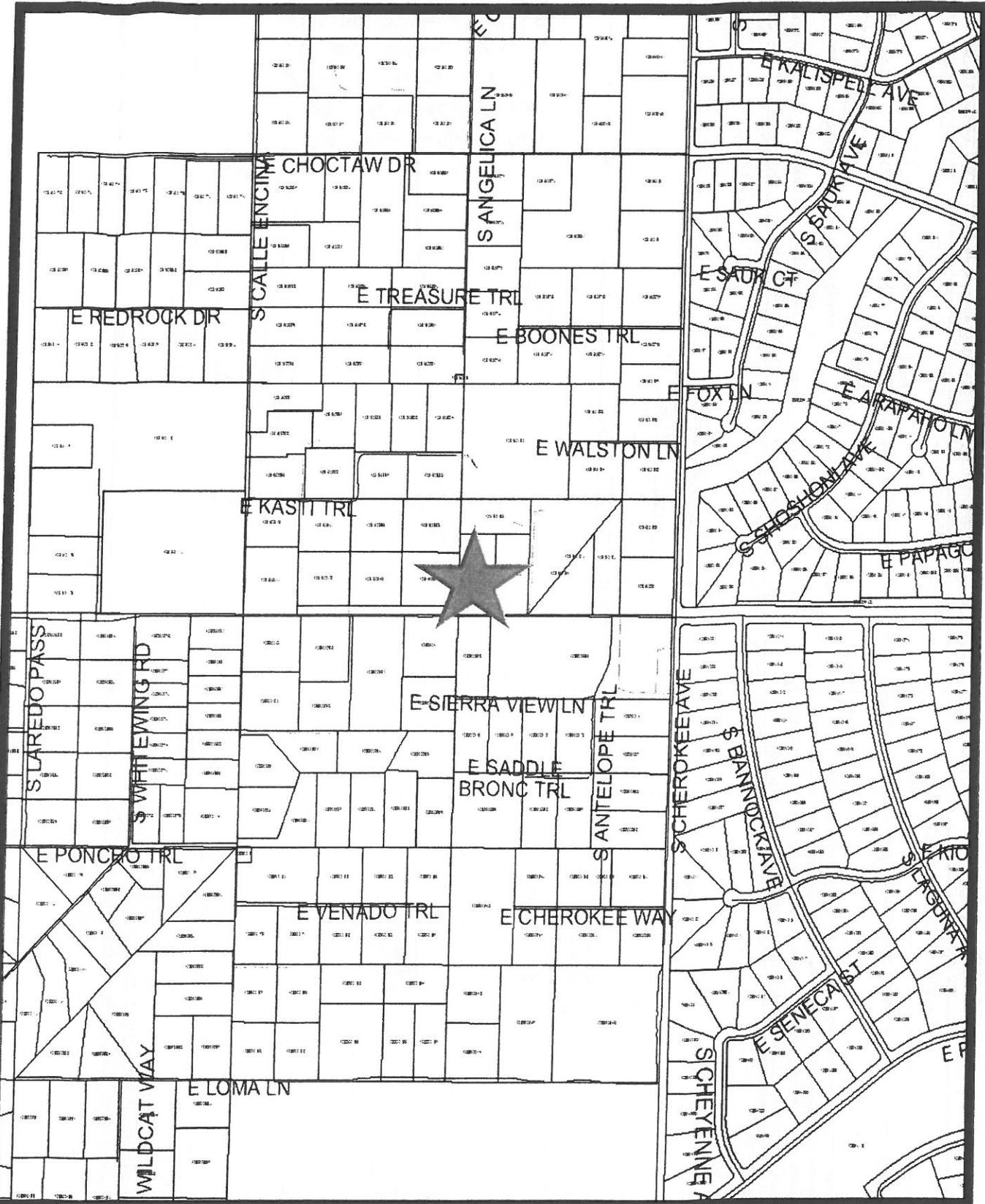
The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

<u>SIGNATURE OF PETITIONER</u>	<u>ADDRESS</u>	<u>DATE</u>
	2055 E YAGUI ST	10/21/11 SIERRA VISTA AZ

APPLICANT'S PHONE NUMBER 520 454-2639

APPLICANT'S EMAIL ADDRESS rbays@bayslaw.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 (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Community Development Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.



Docket BA1-11-08
(Bays)
Location Map

This map is a product of the Cochise County GIS

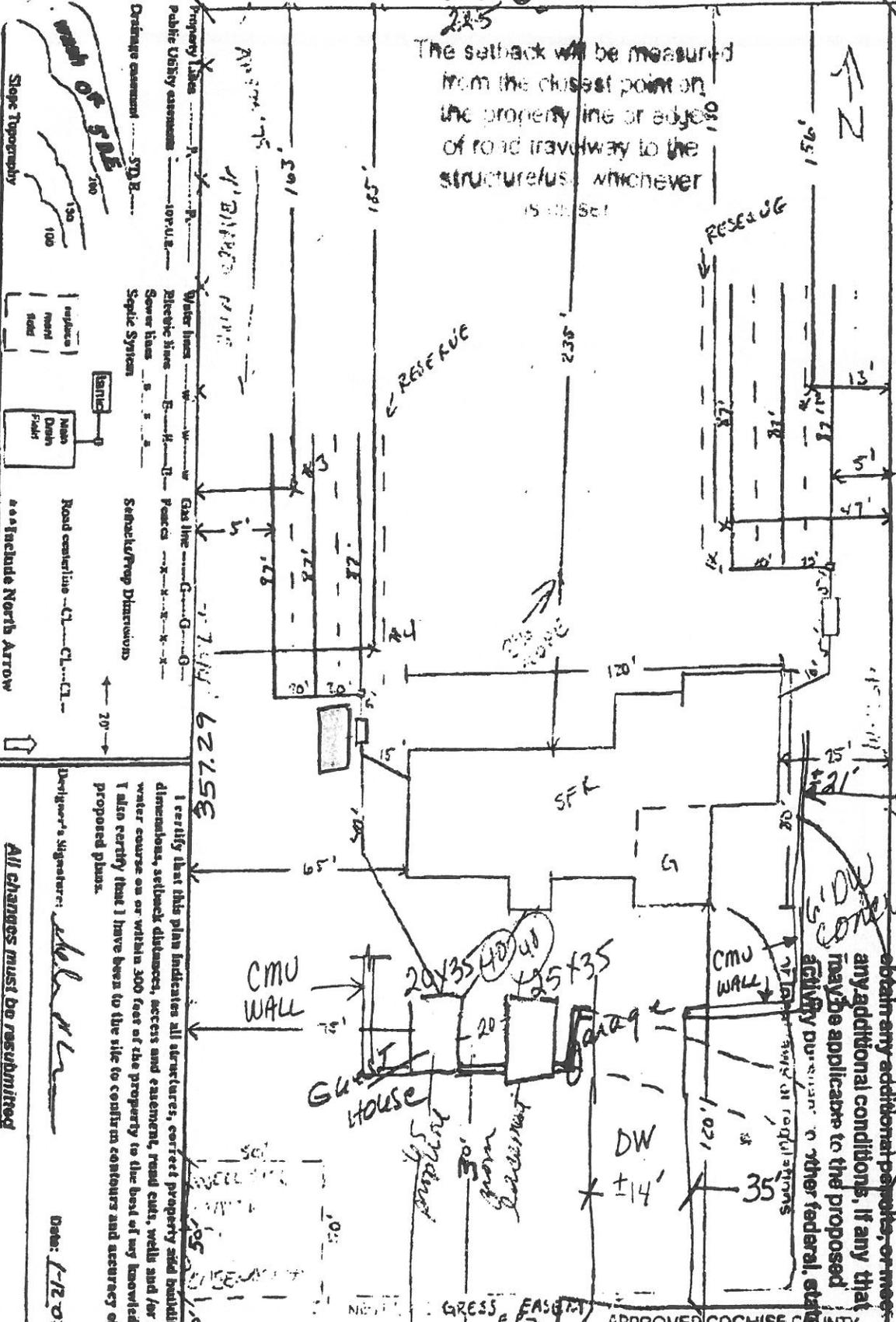


225

020-370-3000

P.U.

The setback will be measured from the closest point on the property line or edge of road travelway to the structure/us, whichever is less.



457.52

NOT DONE + CHANGE LOCATION

It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, if any that may be applicable to the proposed activity pursuant to other federal, state or local regulations.

All changes must be resubmitted

I certify that this plan indicates all structures, correct property and building dimensions, setback distances, access and easement, road cuts, wells and for any water course on or within 300 feet of the property to the best of my knowledge. I also certify that I have been to the site to confirm contours and accuracy of proposed plans.

Designer's Signature: *[Signature]*

Date: 1-12-05

Owner's Name: *[Name]*

Designers Name: *[Name]*

200 South Country Apartments, 1000 S. 1st Street, Phoenix, AZ 85004

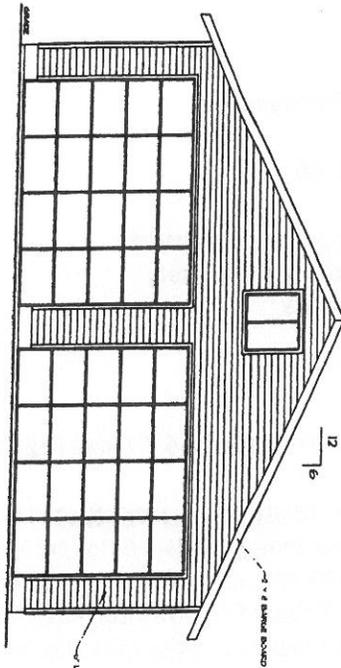
PHOTOGRAPHY AND SURVEILLATION SERVICES

No structure is permitted herein that limit the rights of the owner of any underlying easements which burden a particular site from utilizing their easement.

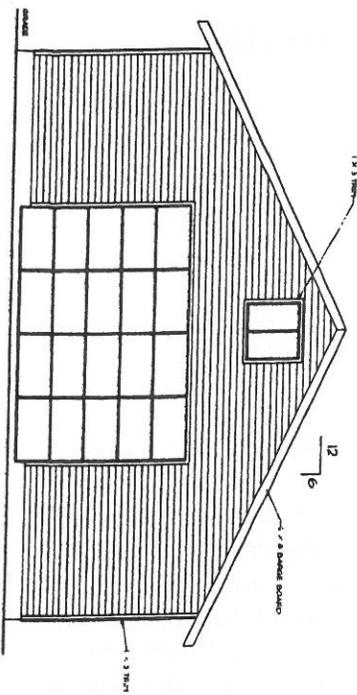
All on-site residential outdoor light fixtures must comply with the "Cochise County Light Pollution Code." For a copy call (520) 432-9240.

APPROVED COCHISE COUNTY PLANNING & ZONING

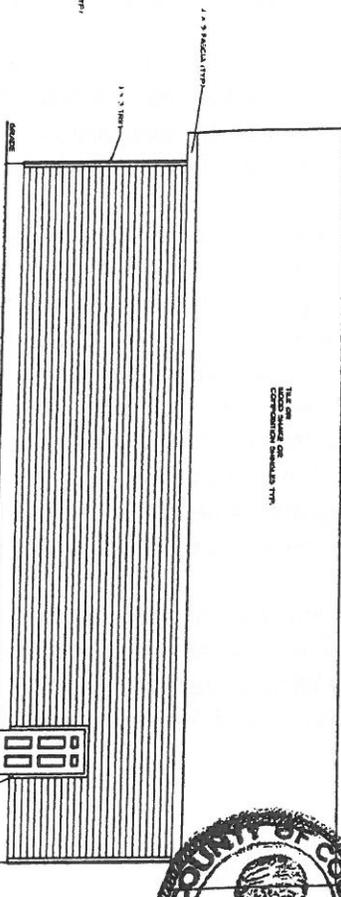
For SFR 4434 B W GANDY 6 A 4
 12/20/04 10 Guest house 5005
 1/20/05 2000 10/1/04 87554 10/1/04
 10/1/04 242
 10/1/04 37304



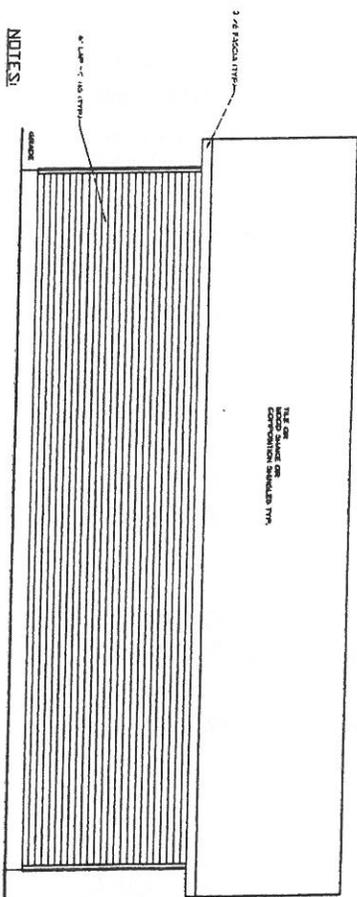
FRONT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



LEFT ELEVATION
SCALE 1/8"=1'-0"



RIGHT ELEVATION
SCALE 1/8"=1'-0"

- NOTES:
- 1) ALL ROOF AND SITE VALUES TO MATCH THE SHEET
 - 2) ALL WALLING TO BE IN COMPLIANCE WITH 2003 IRC
 - 3) SCHEDULE MATERIALS TO BE AS SHOWN UNLESS OTHERWISE NOTED
 - 4) EXPOSED NAILWORK AT ROOF OVERLAP TO BE



PH # (520) 276-3800 FX # (520) 276-5426 E-MAIL - info@greathousedesign.net (Copyright Great House Design)

"IF YOU CAN DREAM IT, WE CAN DESIGN IT."
ELEVATIONS

Great House Design
25115 N. Aspen Grove Lane
Colbert, Washington 99005
website - www.greathousedesign.net

NEW HOME FOR:

REVISIONS	BY

Date	Scale
Drawn	1/8"=1'-0"
Job	401
Sheet	2
Of	6 Sheets

December 9, 2011

Michael & Nancy Thornburg
2101 E Yaqui St
Sierra Vista, AZ 85650

Community Development Department
Planning, Zoning, and Building Safety
ATTN: Mr. Keith Dennis
1415 Melody Lane
Bisbee, AZ 85603

SUBJECT: Opposition to Requested Variance Regarding Docket BA1-11-08 (Bays)

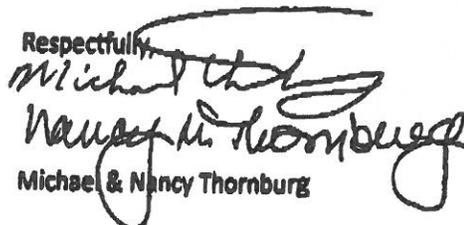
We are writing to voice our strong opposition to the requested variance for parcel # 105-18-010T to Section 704.02 of the Zoning regulations to construct an accessory boat and RV storage garage at a proposed height of 26 feet, six feet above the allowed maximum height. This variance has been requested for 2055 E Yaqui St, Sierra Vista, AZ by Mr. Paul R. Bays. We understand that this issue will be discussed at the next regular meeting of the Cochise County Board of Adjustment, District 1 on December 21, 2011 at 4001 E Foothills Drive, Sierra Vista, AZ. At this time, we are unable to attend due to a scheduled business trip out of state. If our schedule should change, we will attend.

We own parcel # 105-18-010S, directly North of Mr. Bay's property, and do not support a variance that would allow such a tall structure to be built adjacent to our property. A structure of this commercial size/scope will affect our property values and the value for any future property owner. Furthermore, a structure 26' tall will adversely affect our scenic view and the general appearance of the neighborhood.

If a variance is authorized, it will negatively affect (and largely block) our view of Ramsey Canyon and the Huachuca mountains. We often sit out in the mornings and evenings looking up at Ramsey Canyon, the waterfall, and the changing mountain foliage. Similarly, we enjoy looking at the Huachuca Mountains when they are silhouetted by the moon – it is a beautiful sight! If a light were to be placed on the structure, it would be as offensive as street lights – which we don't chose to have in this area so we can enjoy our star-lit night sky. Once robbed of the scenic view, and with a tall structure (more befitting a commercially zoned area) the price which we could one day sell our property would plummet, and create another hardship on me and my family. If a structure of this height is needed for storage, a then perhaps the items should be stored in a commercial facility where they wouldn't negatively impact this neighborhoods' scenic views and residential flavor.

When we first moved into this area, almost 17 years ago, there was an issue with lights which had been erected on a nearby church-owned baseball field. Because the lights were very high (effecting the view of many), and causing light pollution throughout the area, the lights and poles were removed for the good of the neighborhood. Similarly, it is our hope that you will not approve this variance.

Respectfully,


Michael & Nancy Thornburg

Variance: Docket BA1-11-08 (Bays)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

THE PROPOSED HEIGHT OF 26 FEET IS EQUIVALENT TO A 2-STORY BUILDING. A STRUCTURE OF THIS HEIGHT WILL NEGATIVELY AFFECT MY SCENIC VIEW OF THE HUACHUCA MOUNTAINS, AND THE APPEARANCE OF THE NEIGHBORHOOD. A STRUCTURE OF THIS SIZE IS MORE FITTING IN A COMMERCIAL ZONED AREA. ALSO THIS STRUCTURE COULD AFFECT THE PROPERTY VALUES OF THE AREA.

(Attach additional sheets, if necessary)

PRINT NAME(S): WALTER E WAGNER JR

SIGNATURE(S): *Walter E Wagner Jr*

YOUR TAX PARCEL NUMBER: 10518010A (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 1. 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 Monday, December 12, 2011

RETURN TO: Keith Dennis
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

10 December 2011

Richard & Debbie Laszok
1987 Yaqui St
Sierra Vista, AZ 85650

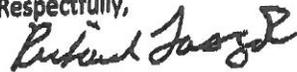
Community Development Department
Planning, Zoning, and Building Safety
ATTN: Mr. Keith Dennis
1415 Melody Lane
Bisbee, AZ 85603

SUBJECT: Opposition to Requested Variance Regarding Docket BA1-11-08 (Bays)

We are writing to submit our opposition to the requested variance for parcel # 105-18-010T to Section 704.02 of the Zoning regulations to construct an accessory boat and RV storage garage at a proposed height of 26 feet, six feet above the allowed maximum height. This request for variance has been requested for 2055 E Yaqui St, Sierra Vista, AZ by Mr. Paul R. Bays. We understand that this variance will be discussed at the next regular meeting of the Cochise County Board of Adjustment, District 1 on December 21, 2011 at 4001 E Foothills Drive, Sierra Vista, AZ.

We own the parcel directly to the west of Mr. Bay's property. We think a structure of this commercial size/scope will probably affect our property values and the value for any future property owner. Furthermore, we think a structure 26' tall will negatively affect the appearance of the neighborhood in general. We plan on attending the meeting to resolve this issue in an amiable manner. The Bays have been wonderful neighbors and we do not want to negatively impact our relationship.

Respectfully,



Richard & Debbie Laszok

Lance E. Mead

2127 E. Yaqui St

Sierra Vista, AZ 85650

December 17, 2011

Community Development Department

Planning, Zoning and Building Safety

1415 Melody Lane

Bisbee, AZ 85603

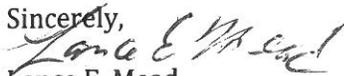
To whom it may concern,

I am writing in opposition to Docket BA1-11-08(Bays), the variance to section 704.02 seeking a 26 feet high storage garage. As a resident in the 300 ft radius I feel that the building would block views and be unsightly.

The neighborhood is based in part on the views of the Huachuca Mountains and views of Ramsey and Garden canyons. A building of this height would block these views and stand out from the rest of the neighborhood homes.

I will not be able to attend the meeting in person and would appreciate my concerns be considered by the board prior to making their decision, I would appreciate if the board would deny the request. If the board and/or it's members have questions please contact me.

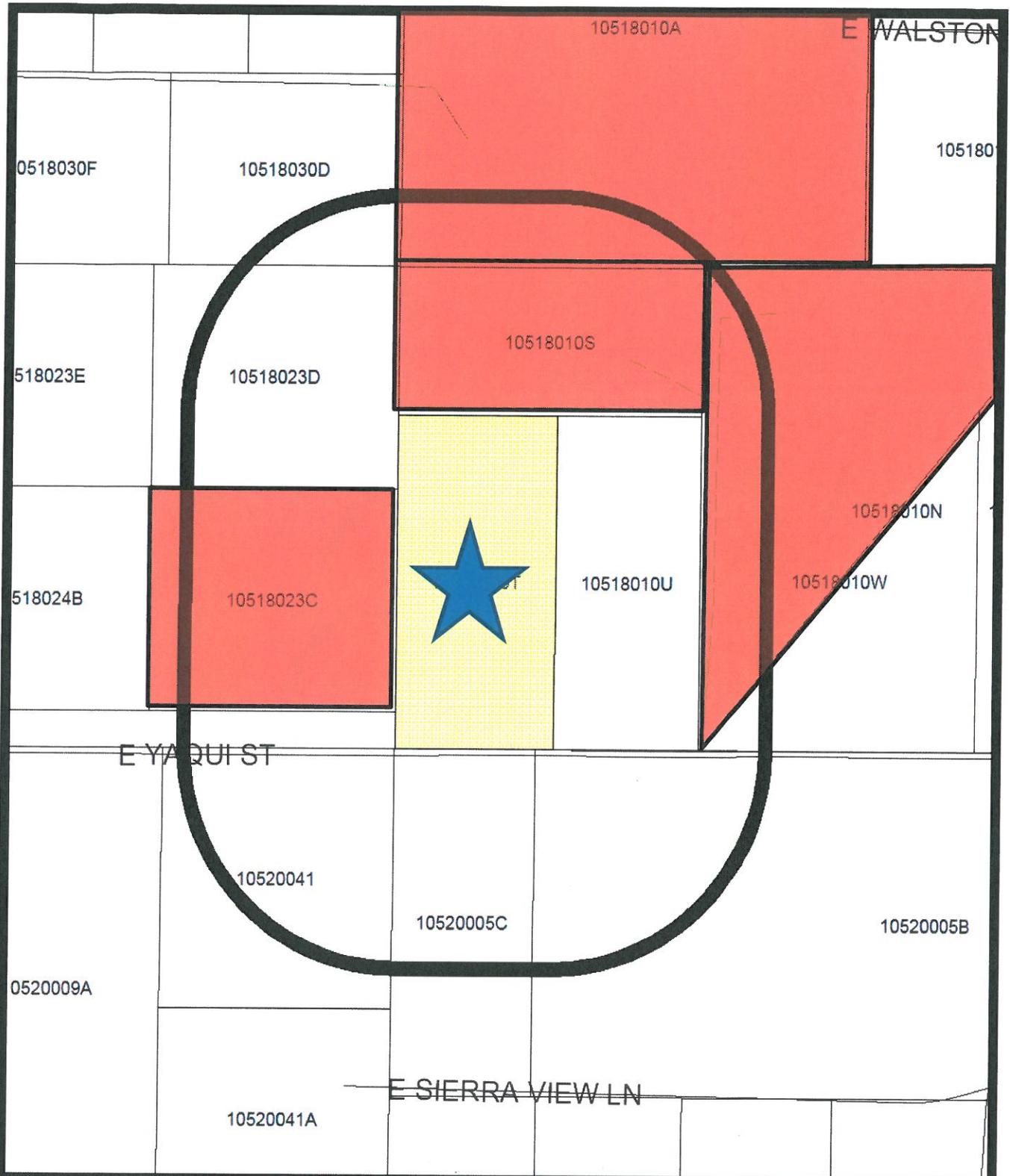
Sincerely,


Lance E. Mead

COCHISE COUNTY

DEC 19 2011

PLANNING



**BA1-11-08
(Bays)
Protest Map**

This map is a product of the
Cochise County GIS





COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Director

MEMORANDUM

TO: District 1 Board of Adjustment

FROM: Keith Dennis, Senior Planner
For: Michael Turisk, Interim Planning Director

SUBJECT: Docket BA1-12-01 (Walsh)

DATE: January 17, 2012, for the January 25, 2012 Meeting

APPLICATION FOR A VARIANCE

Docket BA1-12-01 (Walsh): The Applicant is requesting a Variance to Section 904.02 of the 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 seeks to legitimize an existing guest house that was built 15 feet from the North property line, and 11 feet from the West property line.

The subject parcel (Parcel # 105-94-153) is located at 2803 Zuni Court in Sierra Vista, AZ. Applicant: Steven Walsh, represented by Kathy Nieto of Interior Trends Remodel.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Size: 1.25 Acres

Zoning: SR-43 (Single Family Residential, 1 dwelling per 43,560 square feet)

Growth Area: Category A Urban Growth Area

Plan Designation: NC – Neighborhood Conservation

Area Plan: Sierra Vista Sub-Watershed

Existing Uses: Single Family Residence and Detached Guest House

Proposed Uses: Unchanged

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-43	Single Family Residential
South	SR-43	Single Family Residential
East	SR-43	Single Family Residential
West	SR-43	Single Family Residential

II. PARCEL HISTORY

1976 – Permit issued for single family residence

1978 – Guest house built on the subject property at the current location, without permit;

1989 – Violation issued for operating a business without a permit. The Applicant and current owner had been using the guest house as a medical billing office. The matter was heard by the Board of Adjustment for District 1 as a “use permitted on appeal;” that is, at that time the Zoning Regulations allowed Applicants to obtain use permits for certain uses if approved by the Board of Adjustment (today, such uses would be allowed as Special Uses by the Planning Commission). The Board denied the request to use the guest house as a medical billing office (February of 1989), but in March allowed the structure to be retained for use as a guest house.

1991 – Permit issued for re-roof.

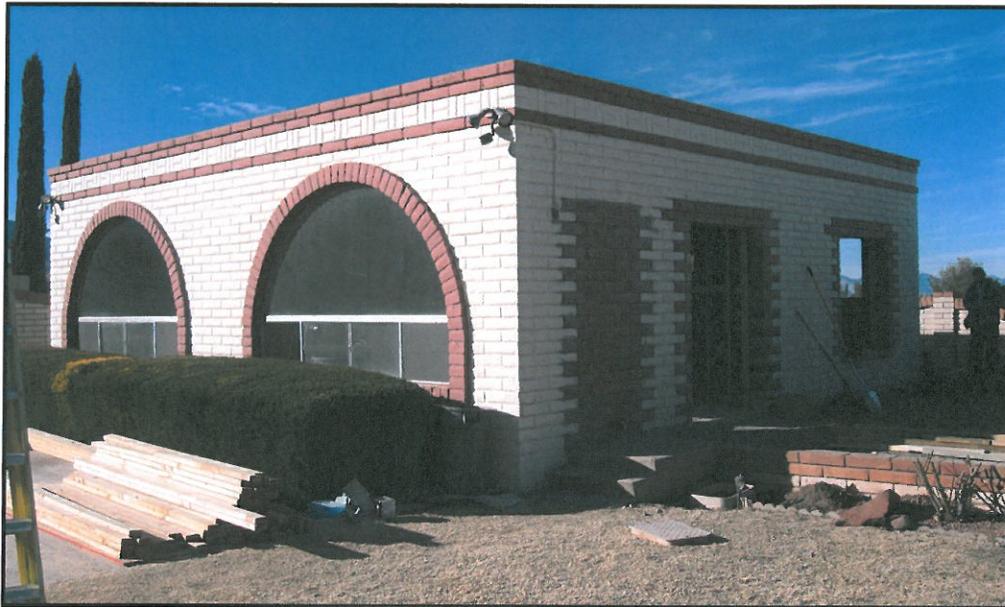
2000 – Permit for septic system repair.

2003 – Permit issued for patio cover

2011 – Applicant applied for permit to add a cover to the existing porch on the guest house, and to remodel the interior of the same. Applicant was advised of the need for a Variance due to the location of the guest house.

III. PROJECT DESCRIPTION

The Applicant, Dr. Steven Walsh, has lived in the home on the subject property for over 30 years – shortly after the home and guest house were built. In Section II of this Memo, staff outlines some of the history of the parcel. Though the guest house was subject to two separate public hearings before the District 1 Board of Adjustment, the issue of non-conforming setbacks has not been addressed until now.



Above: Northwest view of the existing guest house.

IV. ANALYSIS OF IMPACTS

The structure subject to this request has been in its current location since its construction in the 1970s. The guest house is screened from the West and North property lines by a masonry fence. Staff has no concerns regarding possible off-site impacts relative to the existing guest house.



Above: Looking North at the 11-foot setback; note the masonry screening along the perimeter. Below: View of the Western property boundary.



V. PUBLIC COMMENT

The Department sent notices to neighboring property owners within 300 feet. Staff posted the property on January 10, 2012 and advertised the request in the *Bisbee Observer* on January 5, 2012. To date, the Department has received no correspondence for or against the request.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approval

1. The guest house has been in its current location for over 30 years, is screened by a masonry fence, and is not considered a risk for off-site impacts.

Factors Against Approval

None Apparent.

VII. RECOMMENDATION

Based on the factor in favor of approval, Staff recommends **approval** of the Variance request.

Sample Motion: Mr. Chair, I move to approve Docket BAI-12-01, granting the setback Variance as requested by the Applicant; the Factors in Favor of approval constituting the Findings of Fact.

VIII. ATTACHMENTS

- A. Variance Application
- B. Location Map
- C. Site Plan



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning, and Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

APPLICATION FOR VARIANCE

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

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT OFF GIST.

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District OFF GIST 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: 105-94-153
2. Address of parcel: 2803 ZUHI COURT
SIERRA VISTA, AZ 85650
3. Area of Parcel (to nearest tenth of an acre): 1
4. Zoning District designation of Parcel: GR43
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.
3100 SQ FT SINGLE FAMILY RESIDENCE
2 - 64 SQ FT DETACHED STORAGE BUILDINGS
900 SQ FT GUEST HOUSE
940 SQ FT PORCH ENCLOSURE (PERMITTED NOV. 2011)
6. Describe all proposed uses or structures, which are to be placed on the property.
PROPOSED 22'-4" x 10'-0" PORCH ATTACHED
TO GUEST HOUSE (EXISTING GUEST HOUSE)

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

EXISTING GUEST HOUSE WAS BUILT 15 FT FROM
NORTH PROPERTY LINE. SETBACK IS 20 FT. WE WANT
TO BUILD A PORCH ON EAST SIDE OF GUEST HOUSE
TO THE NORTH CORNER WHICH WILL ENCRACH 5 FT INTO 20'
SETBACK

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.

WE WANT TO HAVE GUEST HOUSE PORCH BUILT TO
THE NORTHEAST CORNER TO ALLOW FOR COVERED
OUTDOOR LIVING AREA. WE CAN'T GO TO THE SOUTH
AS THERE ARE EXISTING STEPS DOWN TO SOUTH
YARD (SEE ATTACHED PLANS)

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.

THE EXISTING GUEST HOUSE IS ALREADY
AT 15 FT OFF NORTH PROPERTY LINE AND
THAT WOULD NOT CHANGE DUE TO THE PORCH
CONSTRUCTION. THE 15 FT SETBACK WOULD REMAIN
UNCHANGED

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

PROPERTY OWNER

MAIL ADDRESS

DR & MRS. WALSH

2803 ZUNI COURT

SIERRA VISTA AZ 85650

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

[Signature]

KATHY NIETO

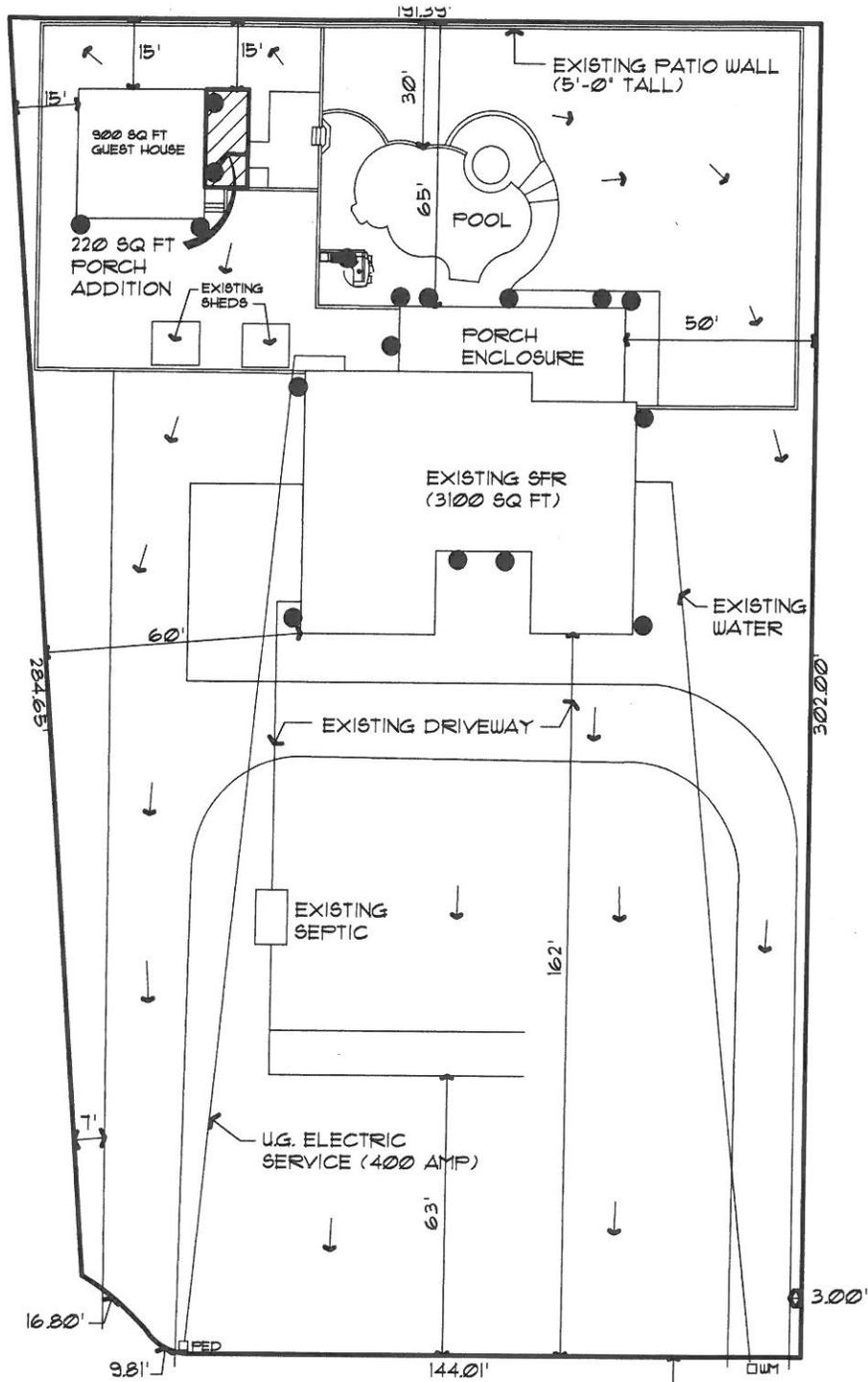
12/7/11

INTERIOR TRENDS PERMITS P.O. BOX 65389 TUCSON AZ 85728-5389

APPLICANT'S PHONE NUMBER (520) 529-8459 OR (520) 907-0666

APPLICANT'S EMAIL ADDRESS INTERIORTRENDS@TUCSON.YAHOO.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.



ZONING: SR43
 DISTRICT
 OFF GIST
 SINGLE FAMILY

2803 ZUNI COURT
 SIERRA VISTA AZ 85650
 TAX CODE: 105-94-153

NOTE:
 NO WASHES WITHIN
 300 FT OF PROPERTY

ZUNI COURT

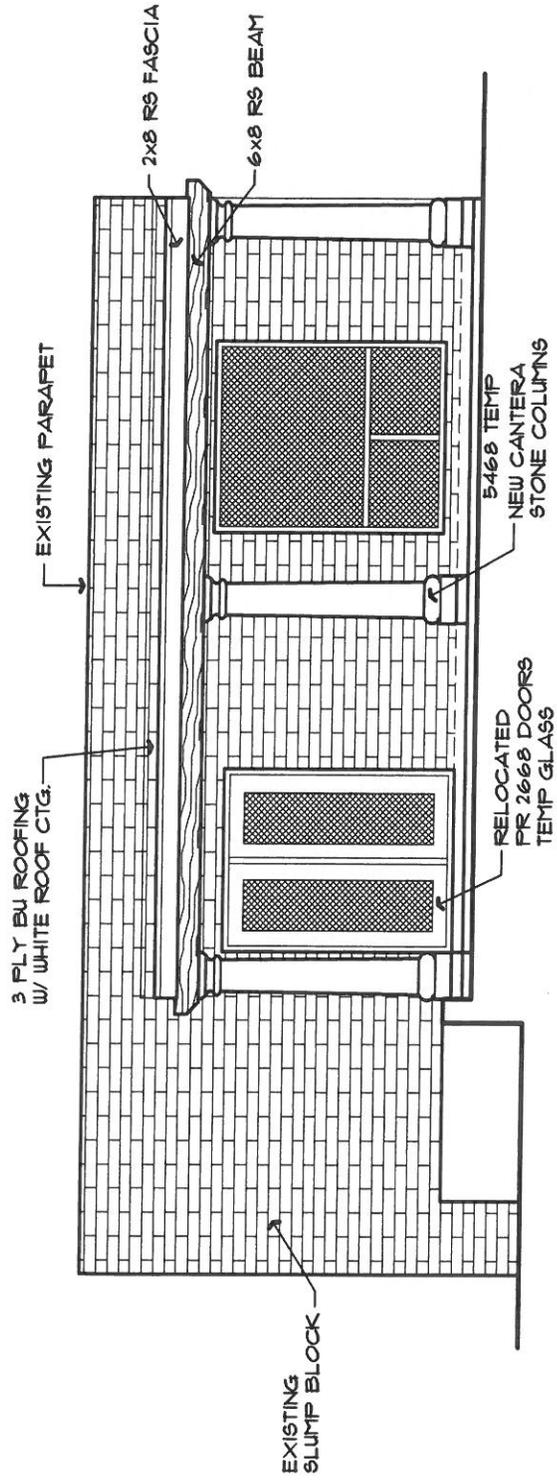
SITE PLAN

SCALE: 1" = 40'-0"

LOT 123 PUEBLO DEL SOL VILLAGE ONE



● INDICATES EXISTING OUTDOOR
 LIGHT FIXTURE (SEE SHEET E1 FOR
 OUTDOOR LIGHTING WORKSHEET)



PORCH ELEVATION

SCALE: 1/4"=1'-0"