

EXPANDED AGENDA

Board of Adjustment, District 1

June 22, 2011

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 BA1-11-03 (Goethe): The Applicant seeks to legitimize an existing structure for the establishment of a contract construction service. In order to proceed with the establishment of this business at this location, the Applicant requests the following Variances and Waivers from the Cochise County Zoning Regulations:

1. A Waiver from Section 1804.06.D, which prohibits direct access from a street to parking spaces;
2. A Waiver from Section 1804.06.F.1, which requires that driveways to a parking area from a street be limited to defined entry and exit driveways;
3. A Variance to Section 1804.05, which requires no less than 1 parking space per 1,000 square feet of floor space, or 1 per 3 employees in the largest working shift, whichever is greater;
4. 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;
5. A Waiver from Section 1203.03, which allows a maximum site coverage of 85% in a GB District;

6. A Waiver from Section 1806.02.B, which requires that non-residential development within a Category A Growth Area provide landscaping on no less than 5% of the developed area of the site; and
7. A Variance to Section 1203.02, which requires a minimum setback of 5 feet from adjacent properties zoned General Business, and a 40-foot setback from MH-72 Districts.

The subject parcel (Parcel No. 106-70-123) is located at 122 North 6th Street in Sierra Vista, AZ.

Applicant: William Goethe, owner of Mr. Fix It.

- 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)

Call for Planning Director's Report

ADJOURNMENT