



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 2

FROM: Dora V Flores, Permit and Customer Service Coordinator

For: Beverly Wilson, Deputy Director, Planning Division

SUBJECT: Minutes of the Regular Meeting of October 3, 2012

DATE: October 8, 2012

Members Present:

Patrick Greene, Chairman
Gerald Eberwein, Vice-Chairman

Staff Present:

Michael Turisk, Planning Manager
Dora V Flores, Permit and Customer Service Coordinator

Others Present:

Raul Zamora, Applicant

These minutes for the BA2 meeting held on October 3, 2012 are complete only when accompanied by the memoranda for said meeting dated October 3, 2012.

Call to Order / Roll Call:

Chairman Patrick Greene called the meeting to order at 6:00 p.m. at the Board of Supervisors' Executive Meeting Room at the County Complex in Bisbee. He explained the procedures of the meeting to those present, and noted that two members of the Board were present, establishing that the Board had a Quorum and could proceed. Mr. Young was absent.

Vice-Chairman Eberwein made a motion to approve the minutes of the September 5, 2012 regular meeting. Chairman Greene seconded the motion, and the vote was 2-0 to approve the minutes of the September 5, 2012 meeting.

NEW BUSINESS

Docket BA2-12-05 (Zamora): Chairman Greene introduced the Docket which is a request for a Variance from Section 704.03 of the Cochise County Zoning Regulations which requires that structures in a TR-18 Zoning District be set back no less than 20 feet from all property lines and/or road travelways. The Applicant intends to build a carport 15 feet from the South property line, and zero feet from a 15-foot access easement traversing the southern portion of the property. The subject parcel is located at 10429 N. Highway 191 in Elfrida.

Chairman Greene called for the Planning Director's Presentation on the Docket. Dora Flores delivered the report on behalf of the Planning Director, illustrating the facts of the case, as well as the staff recommendation, utilizing photos, maps and other visual aids. She explained the background of the case and the circumstances surrounding the Variance request under consideration. She concluded by offering factors in favor and against approval.

Chairman Greene invited questions for staff. Chairman Greene requested clarification on the location of the carport in regard to the setbacks to the property line and easement. Ms. Flores indicated that the carport would be 15-feet from the property line and zero-feet from the easement. Chairman Greene asked what impacts this Variance would have if approved if in the future a property owner wanted to enclose the carport into a garage. Ms. Flores stated she did not foresee any impacts. Mr. Turisk stated the Variance would carry with the property and a new Variance would not be needed to enclose the carport into a garage, only a new building permit would be required.

Chairman Greene declared the Public Hearing open, then called for the Applicant's statement. Mr. Zamora, Applicant, stated he would like the carport to save his vehicles from sun damage and also stated that the carport would complete the look of his home.

Chairman Greene then closed the Public Hearing and called for Board discussion. Vice-Chairman Eberwein had no comment.

Chairman Greene asked for the Planning Director's recommendation and summary. Dora Flores recommended approval without conditions, based on the factors favoring approval.

Chairman Greene called for a motion. Mr. Eberwein made a motion to grant this application for the Variance citing the factors in favor. Chairman Greene seconded and the motion passed 2 – 0.

There was no further discussion.

The vote was 2-0 to approve the motion.

Planning Director's Report:

Mr. Turisk offered a brief Director's Report, and informed the Board that there are two BA2 Dockets for next month. One of the dockets is for a proposed 144-sq. ft. sign and the other is to waive the gravel surface requirements for an outdoor storage area.

Mr. Eberwein made a motion to adjourn. Chairman Greene seconded, and the meeting was adjourned at 6:20 p.m.