

AGENDA
Board of Adjustment, District 2
March 3, 2010, 6 P.M.
Board of Supervisors Conference Room
1415 Melody Lane, Building G
Bisbee, Arizona 85603

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

NEW BUSINESS

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

Public Hearing, BA2-10-01: In order to allow an existing business to remain as it currently exists, the Applicant seeks the following Variances and Waivers to site development standards as required in a General Business District: 1) a Variance to Section 1203.02 of the Cochise County Zoning Regulations, which requires a 40-foot setback from abutting residentially-zoned properties (the business is 35 feet from the Northern property line, 4 feet from the South, and 15 feet from the West); 2) a Waiver from Section 1203.05, which requires a 6-foot high screen wall along abutting residentially-zoned properties (to the North, South and West); 3) a Waiver from Section 1804.07.C, which requires driveways, parking and loading areas for non-residential uses in a Category B Growth Area to be chip-sealed (the Applicant seeks to have the existing dirt/gravel surface to remain); 4) a Variance from Section 1804.06.B, which requires parking areas with 58 spaces to be separated from residentially-zoned properties by 40 feet or more (existing parking is 20 feet from Southern property line); and 5), a Variance to Section 1804.06.F.3, which requires 24-foot driveways with 24 feet of clear backing space in parking areas (existing development has 20-foot drive aisles with 20 feet of backing space). The subject parcel (Parcel # 102-31-084B) is located at 1948 S. Naco Highway in Bisbee, AZ.

Applicant: David Rogers of the La Ramada Bar and Restaurant.

- 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 – Election of Officers

**Call for Planning Director's Report
Call to the Public
ADJOURNMENT**