

EXPANDED AGENDA
Board of Adjustment, District 2
April 4, 2012, 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, Docket BA2-12-02: The Applicant requests a Variance from Section 904.03 of the Cochise County Zoning Regulations, which requires that structures in a TR-12 Zoning District be set back no less than 10 feet from any property line. The Applicant seeks to legitimize an existing studio which is 2-feet from the Eastern property line and 1.5-feet from the Northern property line. The subject parcel (Parcel # 406-26-113) is located at 1766 E Golf Course Road, Douglas, AZ.

Applicant: Alexandro M. Criado.

- 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)

Call for Planning Director's Report

Call to the Public

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: Cochise County Board of Adjustment, District 2
FROM: Beverly Wilson, Senior Planner
For: Carlos De La Torre, Community Development Director
SUBJECT: Docket BA2-12-02 (Criado)
DATE: March 22, 2012, for the April 4, 2012 Meeting

REQUEST FOR A VARIANCE

Docket BA2-12-02 (Criado): The Applicant, Alexandro M. Criado, is seeking a variance from the Cochise County Zoning Regulations, Section 904.03, which requires that all structures in a SR-12 Zoning District (Single-Household Residential, one dwelling per 12,000 square feet) be set back no less than 10 feet from all property lines. The Applicant seeks to legitimize an existing 18' x 26' 'studio', located to the rear of an existing home. The structure is less than 1-foot from the East property line and approximately 1-foot from the north property line. The subject parcel (Parcel No. 406-26-113) is located at 1766 E Golf Course Road, Douglas, AZ.



Parcel #406-26-113 is a residential lot. Studio is circled.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Parcel Size: 0.39 Acres (17,145.33 square feet)
Zoning: SR-12 (one dwelling per 12,000 square feet)
Growth Area: Growth Category B
Plan Designation: Developing
Area Plan: None
Existing Uses: 2,379 square foot Single Family Home

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-12	Undeveloped lots
South	Unknown	City of Douglas - Undeveloped
East	SR-12	Undeveloped lot
West	SR-12	Undeveloped lots



This photo was taken looking to the south, along the Eastern parcel boundary.

II. PARCEL HISTORY

November, 2005 - A permit for a single-family residence with a studio of approximately 500 square feet was issued. The site plan submitted with the application shows the studio setback 10-feet from the northern and eastern property lines.

December, 2011 – A permit for a porch roof for the studio was issued. This permit has been rescinded pending the outcome of this docket.

III. NATURE OF REQUEST

This docket is a request for a variance to legitimize an existing 468-square foot studio, built simultaneously with the single-family home on the parcel. The Applicant has stated in the attached application and in the letter dated January 19, 2012, that he was told by builders and surveyors that it was permissible to build to the lot line, although he also states that he was aware of the ten-foot minimum setback requirements. The Applicant is seeking to leave the building in its present location.

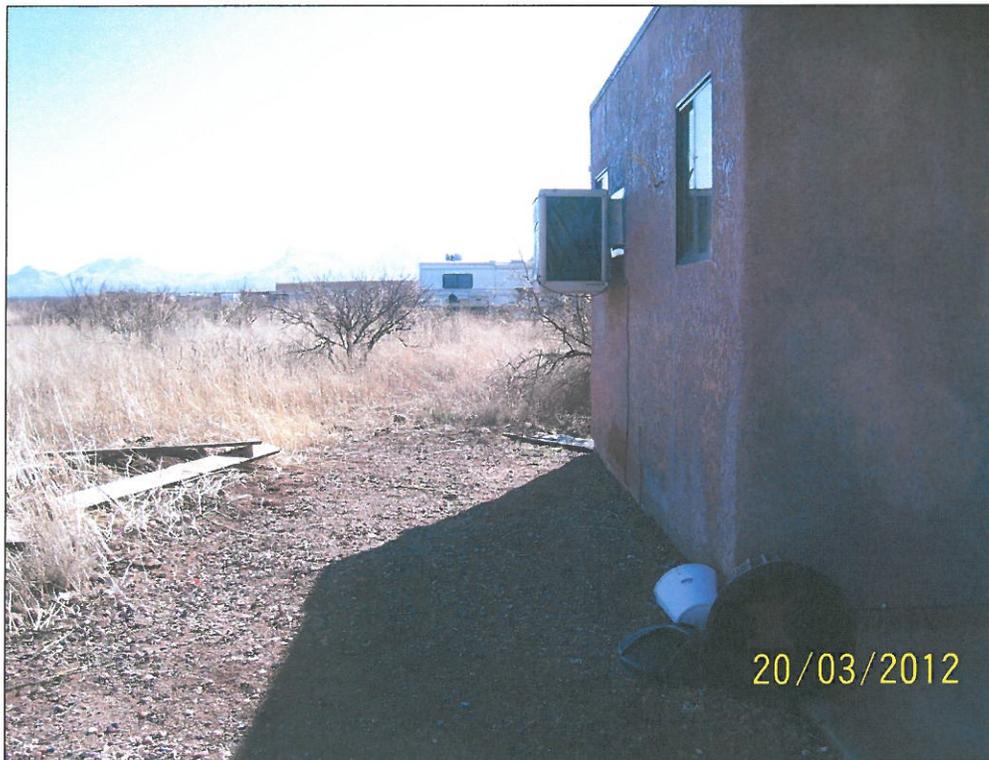


This photo was taken looking to the west, along the North parcel boundary.

IV. ANALYSIS OF IMPACTS

On November 2, 2005, Mr. Criado submitted a Joint Permit Application to build a single-family residence along with a studio measuring approximately 500 square feet. A site plan was attached to the application, as required, showing the studio site as within the 10-foot setback from both property lines (See Attachment C). This site plan was used by the Planning and Zoning Department to issue a permit for both buildings, as the 10-foot setback requirement was illustrated, and the Zoning Regulations require a minimum 10-foot setback in the SR-12 zoning. In December of 2011, Mr. Criado applied for a permit to add a roof to the west side of this structure. During the construction of this porch roof, it was observed that the setbacks were not correct, resulting in this request for a variance and the letter from the Applicant which is attached (See Attachment D).

The site plan submitted by the Applicant also depicts a 10' easement with the words "Do not block easement" clearly shown. The recorded easement (Attachment E) describes this as not only a public utility easement, but also as 'storm drainage.' Staff issued the original permit because the site plan demonstrated the Applicant's intent to not block this easement. This is a 17,145 square foot lot which gave the Applicant many options on placement of this building. Section R302 of the 2003 International Residential Building code, adopted by Cochise County on January 14, 2005, requires that exterior walls must have a minimum three-foot separation distance or be built with not less than a one-hour fire-resistive rating with no openings. In the photo below of the north side of the structure, three openings exist. While the studio could be modified to the building code requirements, these modifications could be extensive. It is the Building Official's recommendation that this building must be modified per the building codes, or moved. Staff has spoken with two neighboring property owners who are very cognizant of the impact this studio's location has on their properties, and expressed their desire for Staff to follow the Zoning Regulations as written and to recommend enforcement of the required setbacks. A letter of protest was also received from the owner of an adjoining parcel to the north also expressing his complete opposition to the location of this building.



This photo shows the openings in the north wall of the studio.

The Board of Adjustment grants variances that deal with all zoning regulations, including setbacks. The Cochise County Zoning Regulations, Section 2103.02 states the following:

"The Board of Adjustment may grant a variance from the terms of these Zoning Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such variance the general intent and purposes of the Zoning Regulations will be preserved."

The Applicant has admitted responsibility for this structure being placed on the property lines and is seeking a means of correcting the situation. However, the level of opposition from neighboring parcel owners, and the combined violations of both the Zoning Regulations and the Building Code constitutes significant factors against approval.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300 feet of the subject property. Staff posted the property on March 16, 2012, and published a legal notice in the *Bisbee Observer* on March 15, 2012. To date, the Department has received four responses from the public, one supporting the variance request, with three neighbors opposing it. All three neighbors expressed their concern over the Applicant's actions in ignoring the zoning regulations. One neighbor has an adjoining lot and would be directly affected by the Applicant's actions in building this large structure on the property line.

VI. SUMMARY AND CONCLUSION

The Applicant's request for a Variance to the 10-foot minimum setback as required in a SR-12 Zoning District to legitimize the existing building appears to create both on-site and off-site impacts. On-site, the building does not meet the Zoning Regulations or the Building Code, and is located in a platted easement. Off-site, the building's location is creating a visual and fire safety issue for the adjoining parcels. The location clearly limits the options of the adjoining parcel owners for using their own property in placement of their future homes. In addition, the Applicant has stated in the attached letter dated 12 January 2012 that he knowingly ignored the zoning regulations regarding the setbacks.

Factors in Favor of Allowing the Variance

1. One letter in support of this request was received;
2. Variances similar in nature to this request have been historically granted throughout the County;
3. There have been no prior complaints regarding this building; and
4. The location of this structure does not limit the use of adjoining property.

Factors Against Allowing the Variance

1. This is a self-imposed hardship, and thus does not meet the spirit or intent for approving a Variance;
2. The Applicant submitted a site plan showing the correct location of the studio, but constructed the studio in another location on the property; and
3. Three adjoining parcel owners are protesting the location of this structure and ask that the Zoning Regulations be enforced to protect their properties.

VII. RECOMMENDATION

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

Sample Motion: *Mr. Chair, I move to approve Docket BA2-12-02, 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
- D. Applicant's letter dated 1.19.12
- E. Recorded Easement
- F. Page 44 of International Building Code
- G. Public Comment

BAZ-12-02



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 2.

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 2 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: 406 26113

2. Address of Parcel: 1766 E. Golfcourse Rd.

Douglas AZ 85607

3. Area of Parcel (to nearest tenth of an acre): 110 by 158

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. Primary Home

6. Describe all proposed uses or structures, which are to be placed on the property.

Existing building adding porch roof to studio.

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

Section 904.03 asking to leave setbacks as is 2ft on East side
and 1.5ft on north side.

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.

when structures built in 2005, I believed that structures could be built
to marked (surveyed) pins. Builders + surveyors advised ~~me~~ that I
could build to marked pins.

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.

there are no structures or homes built on either side of residence.
I don't foresee any water runoff problems and willing to comply
with property owner if requests are made in future if + when
neighbor ever build.

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>
Alexandro M. Criado	1766 E. Golfcourse Rd.
	Douglas AZ 85607
	520 266 3995

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>
Alexandro M. Criado	1766 E. Golfcourse Rd.	1.24.2012
	Douglas AZ 85607	

APPLICANT'S PHONE NUMBER 520 266 3995

APPLICANT'S EMAIL ADDRESS alexandrocriado@hotmail.com

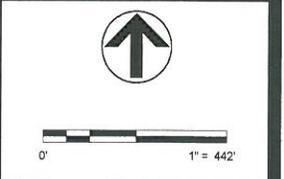
Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Community Development Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.

- Legend**
-  Roads
 -  Surface Watersheds
 -  Election Precincts (4)
 -  Zoning
 -  Parcels
 -  Floodplain
 -  abc Roads Text Small
 -  Plan Designation
 -  Sections
 -  Highways
 -  Driveway
 -  Address
 -  Milepost
 -  Current Feature
 -  Current Features
 -  Sections



#405-26-113
 1766 E Golfcourse Rd
 Douglas, AZ 85607

This map is a product of the
 Cochise County GIS



110'-0"

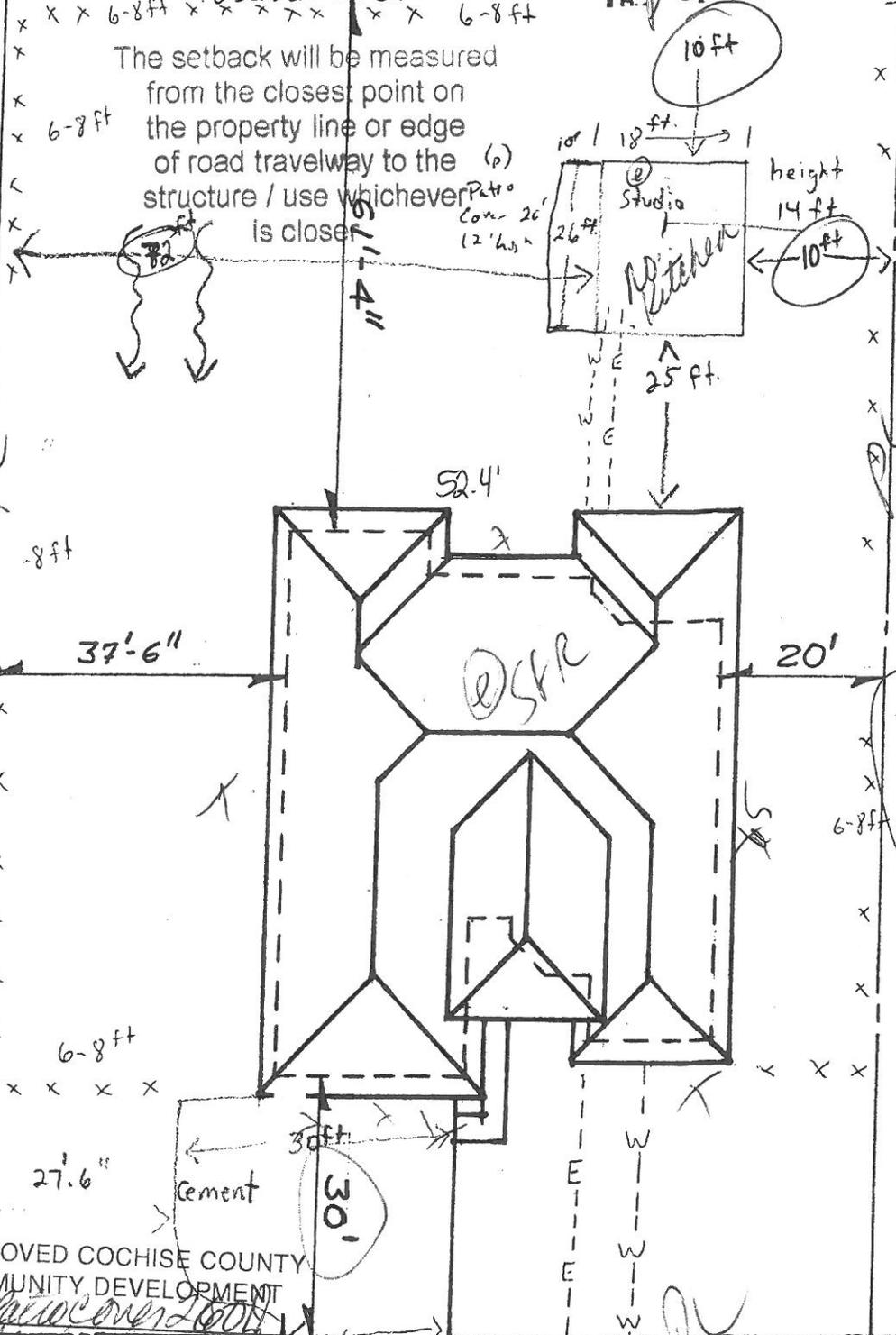
If any changes need to be made to this approved site plan due to conflicting requirements from any other County department, this site plan must be resubmitted to the Planning Department BEFORE any construction begins.

Do not block easement



No structure/use permitted herein shall limit the rights of the owner of any underlying easements which burden a particular site from utilizing their easement

The setback will be measured from the closest point on the property line or edge of road travelway to the structure / use whichever is closer



This is a permit for the work described in the permit application only. It does not serve to legalize any structure on the property that has not been properly permitted (even if the unpermitted structure is depicted on the site plan that accompanied your permit application).

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 laws or regulations.

SITE PLAN 1" = 20'-0"

APPROVED COCHISE COUNTY COMMUNITY DEVELOPMENT FOR *Phase 2001*

attached to Studio
Stop not for signatures

PERMIT # *11-0458* DATE *DEC 28 2011* **GOLF COURSE RD.**

BY *Dall*

Paved Road

25 miles pl.

Alexandro M. Criado
1766 E. Golfcourse Rd.
Douglas, Arizona 85607

January 19, 2012

406-26-113

PASSED ROOF NAIL

1-20-12

To Whom It May Concern:

This letter is to inform Cochise County Planning and Zoning and any party that may share an interest that I was aware of the setbacks for my property as being 10 feet when construction began. The person who surveyed and marked my property stated that I could build up to the marked areas. The contractor that did the cement work also said that I only needed to be 2 feet from the marked areas. This led me to believe that setbacks were beyond the original marked areas.

I recently requested a permit to continue work in order to complete my project when this was brought to my attention. I spoke with Dave Estille and advised him that I would take care of variance issues. I also spoke with Mr. Keith and told him that I would be in the office next week to fill out variance paperwork. I apologize for any inconvenience this may have caused. This was not my intention.

Alexandro M. Criado
(520) 266-3995



EASEMENT

COCHISE COLLEGE PARK, INC., an Arizona Corporation, does hereby grant to THE PUBLIC, an easement for utility purposes and storm drainage over the South 20.00 feet of Lots 3203 through 3209 inclusive and Lots 3230 through 3233 inclusive and over the North 10.00 feet of Lots 3210 through 3222 inclusive.

ALL IN COCHISE COLLEGE PARK, Unit Nine, (Coronado Lakes Estates) as shown on the plat recorded in Map Book 6, page 33, records of Cochise County, Arizona; as corrected by Surveyor's Affidavit of Correction, recorded August 20, 1970, in Docket 663, page 82.

Dated: December 4, 1970

COCHISE COLLEGE PARK, INC.

William Hetrick
William Hetrick, Vice President

STATE OF ARIZONA: SS
COUNTY OF MARICOPA:

Before me this 4th day of December, 1970 personally appeared William Hetrick who acknowledged himself to an the Vice President of Cochise College Park, Inc. of Arizona and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Vice President, by himself as such officer.

Kathleen L. Lee
Notary Public

My Commission Expires April 16, 1974



STATE OF ARIZONA
COUNTY OF MARICOPA

Willing to be recorded
I AM NOTARY PUBLIC, County of Maricopa, Arizona

Recorded Indexed Filed Copied

Doc No. 669 Page 519

DATE DEC 7 1970 3:45 PM

315BEE

TRANSAMERICA TITLE INSURANCE CO.

COCHISE COUNTY DKT 669 PAGE 519

DKT. 669
PAGE 519

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Attics with storage ^b	20
Attics without storage ^b	10
Decks ^e	40
Exterior balconies	60
Fire escapes	40
Guardrails and handrails ^d	200
Guardrails in-fill components ^f	50
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^c

For SI: 1 pound per square foot = 0.0479 kN/m², 1 square inch = 645 mm², 1 pound = 4.45 N.

- a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- b. No storage with roof slope not over 3 units in 12 units.
- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.
- e. See Section R502.2.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

TABLE R301.6
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE
FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
Flat or rise less than 4 inches per foot (1:3)	20	16	12
Rise 4 inches per foot (1:3) to less than 12 inches per foot (1:1)	16	14	12
Rise 12 inches per foot (1:1) and greater	12	12	12

For SI: 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kN/m², 1 inch per foot = 0.0833 mm/m.

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS^{a,b,c}

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls—wind loads ^a with brittle finishes	L/240
Exterior walls—wind loads ^a with flexible finishes	L/120

Note: L = span length, H = span height.

Footnotes to Table R301.7

- a. The wind load shall be permitted to be taken as 0.7 times the Component and Cladding loads for the purpose of the determining deflection limits herein.
- b. For cantilever members, L shall be taken as twice the length of the cantilever.
- c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.

R301.8 Nominal sizes. For the purposes of this code, where dimensions of lumber are specified, they shall be deemed to be nominal dimensions unless specifically designated as actual dimensions.

SECTION R302
LOCATION ON LOT

R302.1 Exterior walls. Exterior walls with a fire separation distance less than 3 feet (914 mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than 2 feet (610 mm) from the line used to determine the fire separation distance.

Exception: Detached garages accessory to a dwelling located within 2 feet of a lot line shall be permitted to have roof eave projections not exceeding 4 inches.

Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Exception: Tool and storage sheds, playhouses and similar structures exempted from permits by R105.2 are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

R302.2 Openings. Openings shall not be permitted in the exterior wall of a dwelling or accessory building with a fire separation distance less than 3 feet (914 mm). This distance shall be measured perpendicular to the line used to determine the fire separation distance.

Exceptions:

1. Openings shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.
2. Foundation vents installed in compliance with this code are permitted.

R302.3 Penetrations. Penetrations located in the exterior wall of a dwelling with a fire separation distance less than 3 feet (914 mm) shall be protected in accordance with Section R317.3.

Exception: Penetrations shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.

SECTION R303
LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms. All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of

Variance: Docket BA2-12-02 (Criado)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

to have this development built out is good news for us. We have owned the lot for years without much contact and I believe this is progress

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): ELEANOR T. STUCKEY

SIGNATURE(S): *Eleanor T. Stuckey*

PLANNING
MAR 19 2012
COCHISE COUNTY

YOUR TAX PARCEL NUMBER: 406-26-100 4 (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 Dist 2. 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, March 26, 2012

RETURN TO: Beverly Wilson, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Variance: Docket BA2-12-02 (Criado)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

As a ten year member* of the Tempe Design Review Board I take such requests serious - I know the impact on neighborhoods & the problems it creates for the Community Development & Planning Depts and town.

I TOTALLY oppose any variances being granted this applicant & property for a number of reasons:

1. A 17,000 sq ft lot provided a site to meet all setbacks
2. It's an encroachment on the rights of surrounding property owners
3. Doesn't meet building code in more than one way
4. Potential fire danger
5. Applicant didn't follow his building plans/permit

(Attach additional sheets, if necessary)

PRINT NAME(S):

MARGUERITE KELLY-CLARK

SIGNATURE(S):

Marguerite Kelly-Clark
Pres - Nat'l Invest Co, Inc

406-26-105, 106, 107, 109, 111, 116, 117, 118, 119, 121

YOUR TAX PARCEL NUMBER: 10 parcels (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

MAR 23 2012

PLANNING

* 3 1/2 yrs as alternate & 6 yrs. bol member

Variance: Docket BA2-12-02 (Criado) **COCHISE COUNTY**

MAR 19 2012

YES, I SUPPORT THIS REQUEST
Please state your reasons:

PLANNING

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I am completely opposed to this request as this is residential property and I don't want to stand at my property line and touch my neighbour windows. Lot 406-26-113 adjoins my property.

(Attach additional sheets, if necessary)

PRINT NAME(S): Ernest Boyda Jr Brenda Boyda

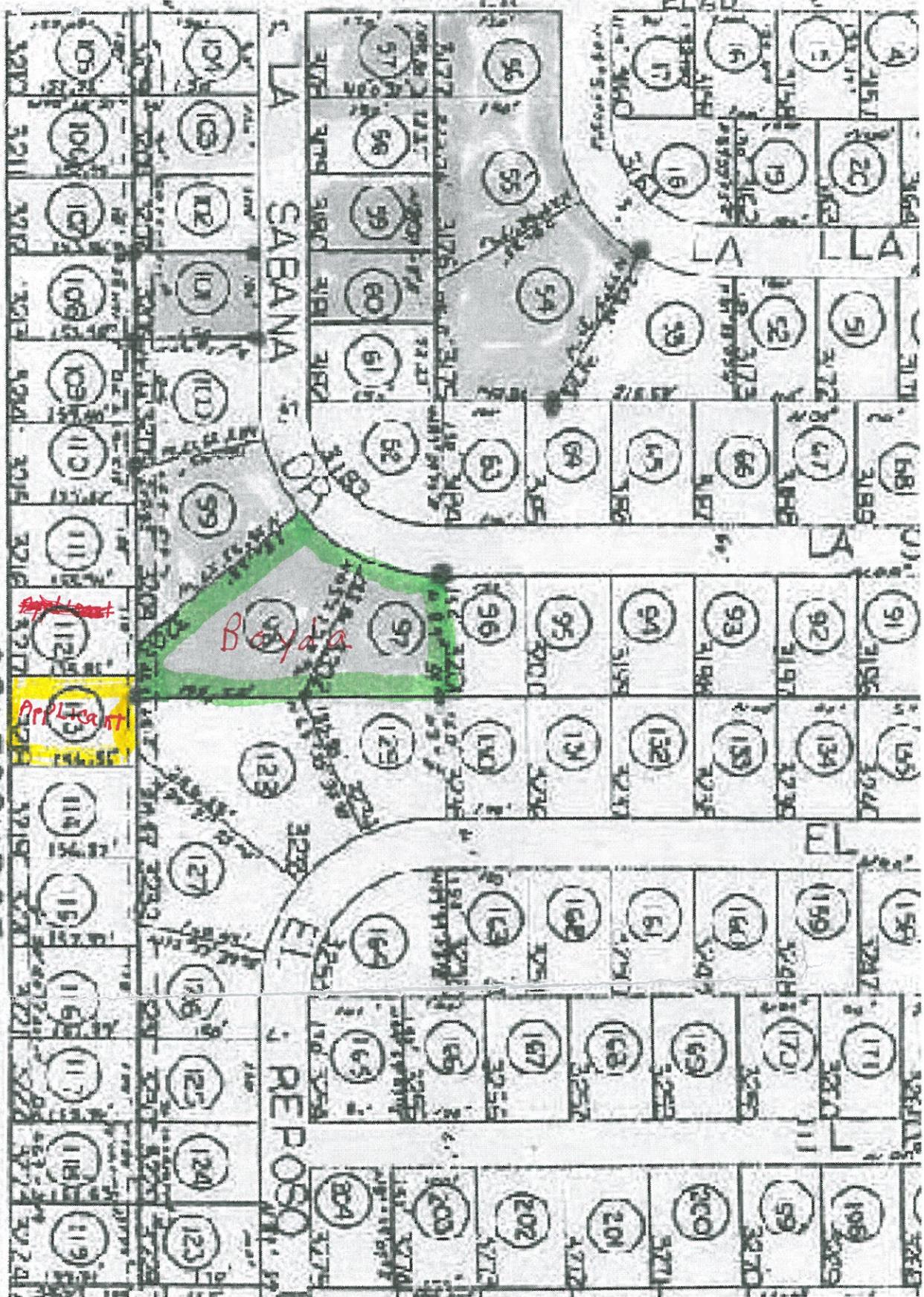
SIGNATURE(S): *Ernest Boyda Jr*
Brenda Boyda

YOUR TAX PARCEL NUMBER: 406-26-098-2
406-26-097-9 (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 Dist 2. 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, March 26, 2012

RETURN TO: Beverly Wilson, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

GOLFCOURSE



Wilson, Beverly

From: Angela Smith [ak.smith68@suddenlink.net]
Sent: Monday, March 19, 2012 10:55 AM
To: Wilson, Beverly
Subject: Criado Variance Docket BA2-12-02

Dear Ms. Wilson,

SUBJECT: VARIANCE: DOCKET BA2-12-02 (CRIADO)

NO, I DO NOT SUPPORT THIS REQUEST:

We have zoning regulations to protect property rights, and people are required to follow the regulations or be penalized. Mr. Criado chose to ignore the regulations and now wants to be REWARDED with a variance. This is absurd!

I feel very strongly that this request should be turned down!

Sincerely,

Angela Smith
Parcel ID 406-26-110
252 316-0952 Home
704 497-7946 Cell

437 Cypress Landing Trail
Chocowinity, NC 27817

March 19, 2012

COCHISE COUNTY
MAR 22 2012
PLANNING

Beverly Wilson, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Dear Ms. Wilson,

SUBJECT: VARIANCE: DOCKET BA2-12-02 (CRIADO)

NO, I DO NOT SUPPORT THIS REQUEST:

We have zoning regulations to protect property rights, and people are required to follow the regulations or be penalized. Mr. Criado chose to ignore the regulations and now wants to be rewarded with a variance. This is absurd!

I feel very strongly that this request should be turned down!

Sincerely,



Angela Smith
Parcel ID 406-26-110

Variance: Docket BA2-12-02 (Criado)

_____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

_____ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

See Attached

(Attach additional sheets, if necessary)

PRINT NAME(S): ANGELA KAY SMITH

SIGNATURE(S): Angela Kay Smith

YOUR TAX PARCEL NUMBER: 406-26-110 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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