



## **COMMUNITY DEVELOPMENT DEPARTMENT**

*Planning, Zoning and Building Safety*

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*Carlos De La Torre, P.E., Director*

### **MEETING MINUTES**

TO: Board of Adjustment, District 3  
FROM: Keith Dennis, Senior Planner  
SUBJECT: Minutes of the Regular Meeting of March 13, 2012  
DATE: March 30, 2012

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#### **MEMBERS PRESENT**

Paul Brick, Chairman  
Shawn Wales, Vice Chairman  
Helen Barnard, Member

#### **STAFF PRESENT**

Keith Dennis, Senior Planner

#### **OTHERS PRESENT**

Dusty Pierce, Applicant for Docket BA3-12-03

*The minutes for the BA3 meeting held on March 13, 2012 are complete only when accompanied by the memorandum for that meeting.*

Chairman Paul Brick called the meeting to order at 6:45 p.m. and called the roll, showing that all members of the Board were present, thus establishing a quorum.

He then called for a motion to approve the minutes of the previous month. Mr. Wales moved to approve the minutes as presented. Ms. Barnard seconded, and the motion carried 3 – 0.

Mr. Brick called for new business.

#### **NEW BUSINESS**

**Docket BA3-12-03 (San Simon Baptist Church):** The Applicant operates a church and parsonage in San Simon, which has historically been considered legal-nonconforming for zoning purposes. The Applicant has recently applied for a remodel and addition to the church property, and so is subject to current zoning standards. In order to legitimize the existing improvements on the property, the Applicant requests the following Variances to parking and driveway development standards to allow: 1) existing driveway location to remain (Section 2003.04); 2) off-site parking in ROW (1804.06.A); 3) parking lot with more than 10 spaces adjacent to residential zoning without requiring improvements (1804.06.B); 4) direct access to parking spaces from street (1804.06.D); 5) 15-foot long parking spaces (19 feet required – 1804.09); 6) parking spaces to encroach into ROW

(1804.06.C); 7) undefined driveways (1804.06.1.F); 8) 2-inch gravel surfacing on existing driveway (1804.07.D); 9) existing driveway less than 24 feet to remain (1804.06.F.3); and a waiver to the screening standard along adjacent residentially-zoned properties in a TR-9 District (Section 704.06).

Senior Planner Keith Dennis presented the Docket on behalf of the Community Development Director. He spelled out the facts of the case and the basis for the staff recommendation using photos, maps and other visual aids. He explained the 12-foot width prescribed by standard for a one-way drive aisle on for a commercial land use.

He demonstrated the location of the church in question, and its parking areas relative to the County Right-of-Way bordering the property to the North and East. Mr. Dennis concluded by offering the factors in favor of approval, including the fact that the project site lies within an area designated by the Comprehensive Plan as being Enterprise Redevelopment. There were, according to staff, no apparent factors against approval.

Mr. Brick then called for the Applicant's statement. Mr. Dusty Pierce, a parishioner and contractor working on the proposed church expansion, stated that he concurred with the staff presentation and recommendation.

Mr. Brick asked Mr. Dennis to clarify the Enterprise Redevelopment Plan Designation for the property, and where and how such designations occur within the County. Mr. Dennis explained that the San Simon Townsite was so designated.

Ms. Barnard asked what effect, if any, would it have on the church if the County later decided to expand the roadways adjacent to the church, and was told that such circumstance was not likely.

Mr. Wales asked about the defined entry and exit requirements subject to the request, and Mr. Dennis offered a brief explanation.

Chairman Brick closed the public hearing and asked for the staff recommendation, whereupon Mr. Dennis offered a recommendation of approval for each of the requested Variances, without condition. Mr. Wales moved to approve the same, Ms. Barnard seconded the motion, and it passed 3 – 0.

**DIRECTOR'S REPORT:**

Mr. Dennis then provided the Director's Report, listing the Dockets to be heard at the following months meeting. This included a brief explanation of the New Life Family Worship Center docket, to be re-heard by the Board due to a gravel surfacing Variance, the need for which was discovered after the meeting. Ms. Barnard moved to adjourn the meeting, Mr. Wales seconded the motion and the meeting adjourned at 7:15 p.m.