



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 3

FROM: Dora V Flores, Permit and Customer Service Coordinator
For: Beverly Wilson, Deputy Director, Planning Division

SUBJECT: DRAFT Minutes of the Regular Meeting of October 9, 2012

DATE: October 11, 2012

Members Present:

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

Staff Present:

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

Others Present:

Applicant, Dave Perryman not present

These minutes for the BA2 meeting held on October 9, 2012 are complete only when accompanied by the memoranda for said meeting dated October 9, 2012.

Call to Order / Roll Call:

Chairman Paul Brick called the meeting to order at 6:36 p.m. at the J.P. Courtroom at the County Service Center in Benson. He explained the procedures of the meeting to those present, and noted that all members of the Board were present and that as such, a quorum was established and business could proceed.

Vice Chairman Wales made a motion to approve the minutes with two minor modifications of the August 14, 2012 regular meeting. Ms. Barnard seconded the motion, and the vote was 3-0 to approve the minutes of the August 14, 2012 meeting.

NEW BUSINESS

Docket BA3-12-09 (Perryman): Chairman Brick introduced the Docket which is a request for ten Variances to site development standards per the Cochise County Zoning Regulations for Sections 1804.07.B (allow existing gravel on parking/driveways); 1804.06.F.3 (driveway width); 1804.05 (required parking – 17 required, 12 proposed); 1804.06.D (access to parking from street); 1804.09 (aisle width for back up area from parking); 1804.10 (loading zone); 1203.02 and 1803.01 (setbacks); 1203.04 (distance between principal structures); and 1806 (landscaping). The subject parcels are located at 100A-B-C and 102-A-B, N. 6th Street in Sierra Vista.

Chairman Brick 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 Variances requested under consideration. She concluded by offering factors in favor and against approval.

Chairman Brick invited questions for staff. Vice Chairman Wales asked if the variances are not approved is there any way this site can meet any of the site development standards. Ms. Flores informed the Board that the site development standards could not be met as the building is currently constructed.

Vice Chairman Wales asked how this site compares to surrounding businesses. Ms. Flores advised the Board the church across the street and the auto repair business to the north have the same conditions, including no defined driveway, not enough back-out area, no landscaping and no loading zones.

Vice Chairman Wales asked if the Applicant was required to install a handicapped parking space. Ms. Flores advised the Board that one handicapped space was required and proposed for installation by the Applicant.

Vice Chairman Wales asked for clarification on what businesses were being proposed in the building. Ms. Flores informed the Board that one retail sales business and one retail sales with an office for an interior designer were currently being proposed, and that the Applicant was proposing to rent out the two remaining sites in the future for retail sales or a warehouse.

Vice Chairman Wales asked why the building had been vacant for so long without improvements. Ms. Flores advised the Board that the Applicant had just purchased the building.

Chairman Brick declared the Public Hearing open, and then called for the Applicant's statement (no response due to Applicant's absence).

Chairman Brick then closed the Public Hearing and called for Board discussion. Ms. Barnard stated this is good for the economy as these businesses would be creating new jobs.

Vice Chairman Wales asked that if these variances would they apply to the entire site and any future uses if they were approved. Ms. Flores confirmed that the variances would apply to the entire site and any future uses as long as they were permitted uses in the General Business zoning district.

Chairman Brick asked for the Planning Director's recommendation and summary. Ms. Flores recommended approval with one condition, based on the factors favoring approval.

Chairman Brick called for a motion. Vice Chairman Wales made a motion to grant this application for the Variance citing the factors in favor. Ms. Barnard seconded and the motion passed 3 – 0.

There was no further discussion.

The vote was 3-0 to approve the motion.

Planning Director's Report:

Mr. Turisk offered a brief Director's Report, and informed the Board that there are two BA3 Dockets for next month. One of the dockets is for Quail Ridge RV Park and the other was for setback variance in the Willcox area.

Vice Chairman Wales made a motion to adjourn. Ms. Barnard seconded, and the meeting was adjourned at 6:52 p.m.