

EXPANDED AGENDA
Board of Adjustment, District 3
September 14, 2010
J.P. Courtroom, County Service Center
126 W. 5th Street
Benson, Arizona

6:30 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 (Page 1) – Introduce Docket and advise public who the applicants are.

Public Hearing, BA3-10-03: The Applicant seeks a Variance to Section 904.03 of the Zoning Regulations, which requires that all structures in an SR-8 District be set back no less than 10 feet from all property lines. The Applicant proposes to build two carports along the Ford Street frontage. One would be 16 inches from the Northern property line; the other would be 8 feet from the Southern property line. The subject parcel (Parcel No. 114-14-138) is located at 217 N. Ford Street in Sunsites, AZ.

Applicant: Douglas Clark

- 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 (Page) – Introduce Docket and advise public who the applicants are.

Public Hearing, BA3-10-04: The Applicant seeks a Variance to Section 704.04 of the Zoning Regulations, which requires that all structures in an TR-18 District be set back no less than 20 feet from all property lines. The Applicant proposes to replace an existing carport on an existing concrete slab 5 feet 9 inches from the Eastern property line. The subject parcel (Parcel No. 208-47-039) is located at 1451 N. Cemetery Road in Pomerene, AZ.

Applicant: Santiago F. Lopez

FOLLOW FORMAT FOR ITEM 1

Call for Planning Director's Report

Call to the Public

ADJOURNMENT



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Benny Young, Director

DRAFT MINUTES

TO: Board of Adjustment, District 3
FROM: Keith Dennis, Planner II
SUBJECT: Minutes of the Regular Meeting of February 9, 2010
DATE: February 11, 2010

MEMBERS PRESENT

Joe Knox, Chairman
Paul Brick, Vice-Chairman
Shawn Wales, Member

STAFF PRESENT

Keith Dennis, Planner

OTHERS PRESENT: Matthew Klump, Applicant for Docket BA3-10-01.

These minutes for the BA3 meeting held on February 9, 2010 are complete only when accompanied by the memorandum for that meeting.

Chairman Knox called the meeting to order at 6:30 PM at the J.P. Courtroom at the Cochise County Regional Services Center in Benson, Arizona. Mr. Knox followed by calling the roll and a quorum was established with the presence of all three Board Members.

Mr. Knox followed by offering an explanation of the procedures for the meeting.

Mr. Knox asked if there were any additions or corrections to the minutes of the October 13, 2009 meeting. Mr. Wales suggested a minor grammatical change to one portion of the minutes, and Mr. Brick, Mr. Brick moved to approve the minutes as amended. Wales seconded the motion and it passed unanimously (3 – 0).

NEW BUSINESS

Docket BA3-10-01 (Klump): Mr. Knox announced Docket BA3-10-01 and asked for the staff presentation. Planner Keith Dennis presented the case on behalf of the Planning Director.

The Applicant sought Variances/Waivers to the following site development standards applicable in a Category B General Business District:

1. Section 1804.07.C, which requires chip seal surface on the driveways and parking areas (Applicant asked to be allowed a 2-inch gravel cover);
2. 1804.08, which requires gravel surface of outdoor storage areas (Applicant sought a waiver);
3. 1804.09.C, which requires physical row ends to parking areas (Applicant sought a waiver);
4. 1804.09.E, which requires striping of parking areas (Applicant sought a waiver);
5. 1804.10.B, which requires 4 loading spaces (the Applicant sought to install one);
6. 1203.05, which requires screening of outdoor storage areas in a GB District (Applicant sought a waiver); and
7. 1806.02.B, which requires a 5-foot wide landscape strip on the Site (Applicant sought a waiver);

Mr. Dennis stated at the conclusion of the presentation that the Planning staff recommended approval of each of the requested Variances/Waivers.

Chairman Knox declared the public hearing open and invited comment from the Applicant, Mr. Klump. Mr. Klump stated that he concurred with the staff analysis and recommendation and had nothing to add.

Mr. Brick asked the Applicant if he was obtaining the earthwork materials from the site or bringing them to the site for sale. The Applicant said that the materials were gathered elsewhere and would be brought to the site for sale.

Mr. Wales then asked the Applicant if the proposed building on the site plan was intended to be an office. The Applicant indicated that, yes, there was to eventually be an office brought onto the property; he said that the County Health Department requires an accurate floorplan of the building interior, and that this requirement will preclude him from placing an office on the property in the near future.

Mr. Knox asked the Applicant which areas are to be fitted with gravel surfacing. The Applicant indicated the areas to be graveled.

Mr. Wales asked staff about the meaning of the term "row-end dead space." Mr. Dennis explained the meaning of this term to the Board and Applicant.

Mr. Brick then asked the Applicant and staff about the required number of parking spaces. Mr. Dennis indicated that parking requirements for retail sales land uses are determined in part by the square footage of the use, and that the nature of the proposed business, with large piles of sand and gravel, means that a higher number of parking spaces would be required. It was agreed by all that the required number of parking spaces appeared to be in excess of what might actually be used during operation of the business.

Mr. Knox addressed the screening Waiver request, saying that the adjacent road grade is approximately three feet above the grade of the site. This, he stated, would make screening useless for passersby, who would easily be able to see over the screening. Mr. Knox also indicated that while paved surfaces might be damaged by the action from front-end loaders bringing and taking sand and gravel from the site, even a gravel surface would be difficult to maintain, due to compaction from being traversed by heavy equipment.

Mr. Knox then indicated his concerns related to possible off-site impacts from dust, particularly to the mobile home park which he said was approximately 600 feet from the site. He suggested that, should the Board approve the Variances/Waivers, that they do so with a stipulation that, in the event of a complaint from area neighbors about dust impacts from the proposed business, that the Applicant take steps to mitigate such impacts. When pressed by staff as to what methods might be acceptable for dust mitigation, Mr. Knox suggested that the methods be left to the Applicant's discretion. Staff indicated that, if approved, this would be included in the as-you-are-aware letter as a condition of approval.

Mr. Wales returned to the subject of row-end dead spaces for parking areas, stating that he would vote to approve that request, but suggested that for reasons related to safety and circulation, the approval should stipulate that the Applicant ensure that the parking spaces/area be clearly defined. Staff indicated that, if approved, this would be included as a second condition of approval in the As-you-are-aware letter.

The Board then entertained motions for each of the seven requested Variances/Waivers in the order shown above in these (DRAFT) Minutes:

1. For Variance #1, Mr. Brick moved to approve, Mr. Wales seconded, and the Board voted unanimously (3 – 0) to grant the Variance;
2. For Waiver #2, Mr. Brick moved to approve, Mr. Wales seconded, and the Board voted unanimously (3 – 0) to grant the Waiver;
3. For Waiver #3, Mr. Wales again mentioned the approval condition relating to clearly defined parking area, and moved to approve the request. Mr. Brick seconded, and the Board voted unanimously (3 – 0) to grant the Waiver;
4. For Waiver #4, Mr. Brick moved to approve, Mr. Wales seconded, and the Board voted unanimously (3 – 0) to grant the Waiver;

5. 2. For Variance #5, Mr. Brick moved to approve, Mr. Wales seconded, and the Board voted unanimously (3 – 0) to grant the Variance;

6. 2. For Waiver #6, Mr. Brick moved to approve, Mr. Wales seconded, and the Board voted unanimously (3 – 0) to grant the Waiver;

7. For Waiver #7, Mr. Brick moved to approve, Mr. Wales seconded, and the Board voted unanimously (3 – 0) to grant the Waiver;

DIRECTOR'S REPORT:

Mr. Dennis delivered the Director's Report on behalf of the Planning Director. He provided the Board members with envelopes containing updates to the Zoning Regulations. He informed the Board that there was to be a work session on the role and function of the Planning Department on February 22, 2010 at the Board of Supervisors Executive Conference Room at 1:30 p.m. Mr. Dennis also informed the Board that there was to be no Planning and Zoning Commission meeting for the month of February, and that he would make sure that the Department ordered a name plate and name tag for Mr. Wales.

Mr. Wales moved to adjourn, Mr. Brick seconded the motion and the meeting was adjourned at approximately 7:05 P.M.

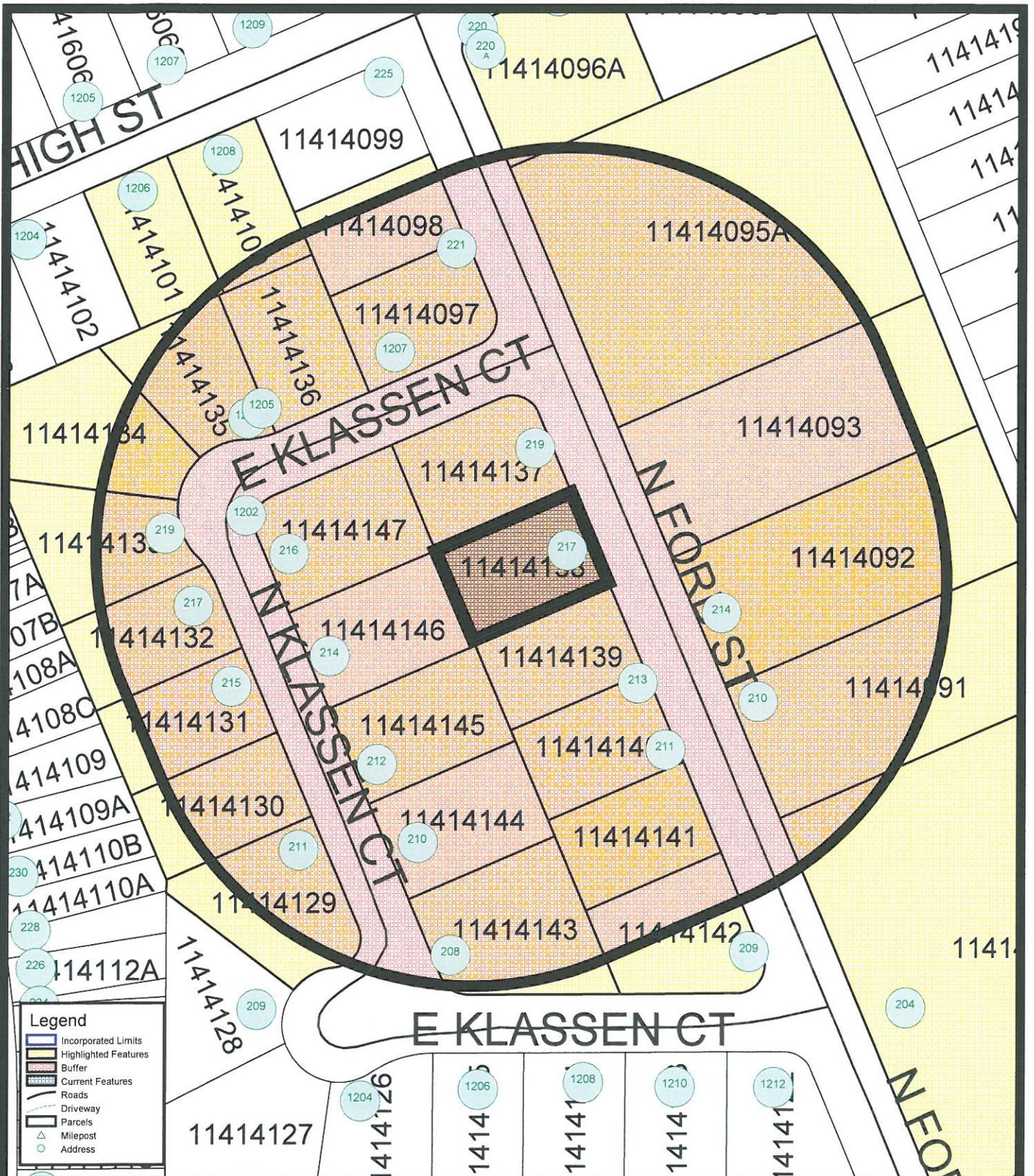
Board of Adjustment, District 3
Sign in Sheet

FEB 9, 2010

DATE 2/9/2010

PLEASE PRINT

NAME	ADDRESS & EMAIL ADDRESS	PHONE #	ITEM #	Wish to SPEAK?
1.	Matt Klump	P.O. Box 448 Bowie, AZ 85605 520-507-5118		
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				



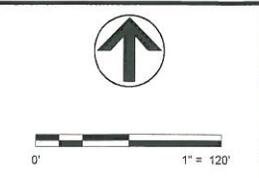
Legend

- Incorporated Limits
- Highlighted Features
- Buffer
- Current Features
- Roads
- Driveway
- Parcels
- Milepost
- Address



BA3-10-03
 114-14-138
 Clark
 300' Buffer

This map is a product of the Cochise County GIS





COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

MEMORANDUM

TO: Cochise County Board of Adjustment, District 3
FROM: Keith Dennis, Senior Planner
For: James E. Vlahovich, Planning Director
SUBJECT: Docket BA3-10-03 (Clark)
DATE: September 2, 2010 for the September 14, 2010 Meeting

APPLICATION FOR A VARIANCE

The Applicant seeks a Variance to Section 904.03 of the Zoning Regulations, which requires that all structures in an SR-8 District be set back no less than 10 feet from all property lines. The Applicant proposes to build two carports along the Ford Street frontage. One would be 16 inches from the Northern property line; the other would be 8 feet from the Southern property line.

The subject parcel (Parcel No. 114-14-138) is located at 217 N. Ford Street in Sunsites, AZ. The Applicant is Douglas Clark of the same address.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Size: 11,030 square feet
Zoning: SR-8 (Single-Family Residential, one dwelling per 8,000 square feet)
Growth Area: B (Community Growth Area)
Plan Designation: High-Density Residential
Area Plan: Mid-Sulphur Springs Valley Area Plan
Existing Use: Single Family Residential
Proposed Use: Unchanged, with the addition of two proposed carports

Surrounding Zoning and Land Use

Direction	Zoning	Use(s)
North	SR-8	Single-Family Residence and Vacant Land
South	SR-8	Single-Family Residential
East	MR-1	Multi-Family Residential
West	MR-1	Single-Family Residential

II. PARCEL HISTORY

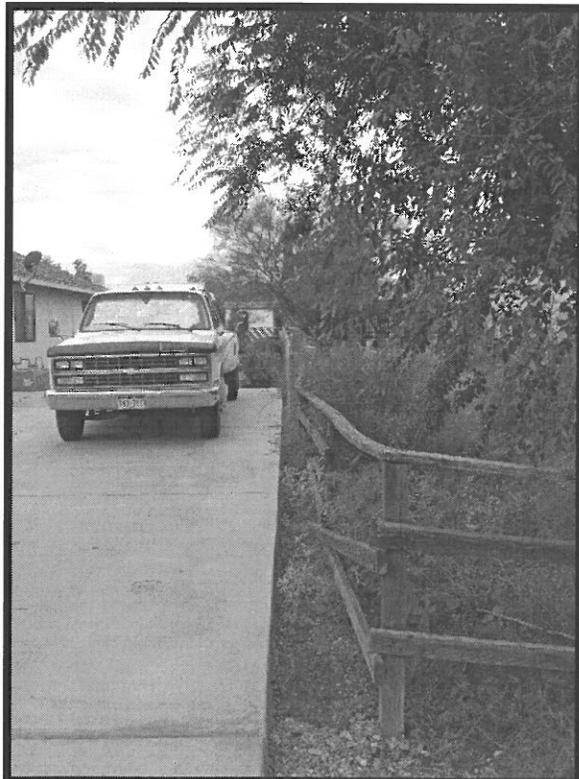
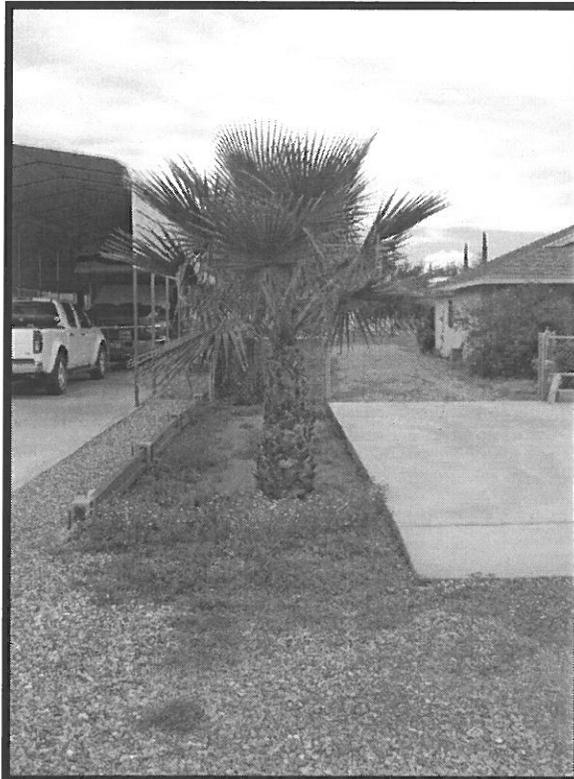
1997 – Permit issued for an 1,898 square foot single-family dwelling. There are no other permits nor violations associated with the property.

III. PROJECT DESCRIPTION

The Applicant seeks to construct two carports on the property in order to protect personal vehicles from the elements. The carports would be constructed over two existing concrete pads to the left and right of the residence, as illustrated below:



Below: Westward views of the two proposed carport sites. At left is the Southern site, which would be 8 feet from the property line. Note the carport of the neighboring property to the South, which is also close to the shared property line. At right is the Northern site, which would be 16 inches from the property boundary.



IV. ANALYSIS OF IMPACTS

As the photos on page 2 illustrate, carports in the neighborhood can be found close to property lines. The SR-8 Zoning District is characterized by smaller lots, which can make siting such structures in accordance with setback standards challenging. Due to the orientation of the homes in the neighborhood, the addition of these carports would not obstruct neighbors' views of the mountains to the East. Staff estimates the potential for off-site impacts related to the proposal to be minimal.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300 feet. Staff posted the property on August 17, 2010 and published a legal notice in the San Pedro Valley News-Sun on August 25, 2010. To date, the Department has received two letters from neighbors: one immediately South in support, and one from the Northern neighbor opposing the request.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Allowing the Variance

1. There exists in the neighborhood some precedent for building carports within setback areas on small SR-8 lots. The southern neighbor, for example, has such a carport.
2. One neighbor, immediately South, supports the proposal.
3. Carports are considered to be low-impact structures in residential neighborhoods.

Factors Against Approval

1. One neighbor, immediately North, objects to the proposal.
2. Residential (SR) setback regulations exist in order to preserve open space and prevent crowding in residential neighborhoods.

Recommendation

Based on the factors in favor of approval, staff recommends approval of the requested Variance.

Sample Motion: Mr. Chairman, I move to approve Docket BA3-10-03, granting the requested Variance, with the factors in favor of approval listed in the staff report as findings of fact.

VIII. ATTACHMENTS

Variance Application

Location Map

Site Plan

Public Comment



COCHISE COUNTY PLANNING DEPARTMENT

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 3.

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 3 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. Parcel Number: 114-14-138
2. Address of parcel: 217 N. Ford St. Sunsites, AZ. 85625
3. Area of Parcel (to nearest tenth of an acre): 11050 square feet
4. Zoning District designation of Parcel: SR-E
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it. Single family Dwelling,
Existing Home (House) approx. 36' x 41'
6. Describe all proposed uses or structures, which are to be placed on the property.
Two New Metal Carports for Vehicles

7. State the specific nature of the variance or variances sought, identifying the applicable Section or Sections of the Cochise County Zoning Regulations you seek to vary.

To be allowed to Construct Two New Metal
Carports Close To Property Lines.

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 an unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved (see attached Section 2103.02 on variances). Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited above.

To Construct Two New Metal Carports
Close To The Property Lines To Park Personal
Vehicles

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.

The Two New Metal Carports will be New, Nice, Clean
Looking Structures with No Hazzards whatsoever
to anyone.

The residence Next Door at 219 Ford St. is Atrocious,
a fire hazzard which should be condemned. The owner
feeds stray cats and is A health hazzard,

10. List the name and address of all owners of the Parcel(s) for which the variance is sought. If the applicant is not the property owner, please attach a signed letter from the property owner authorizing the variance(s) sought.

PROPERTY OWNER

MAIL ADDRESS

Douglas L. Clark - Maudie N Co Clark
217 Ford St. Pearce/SUNSITE, AZ. 85625

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.

SIGNATURE OF PETITIONER

ADDRESS

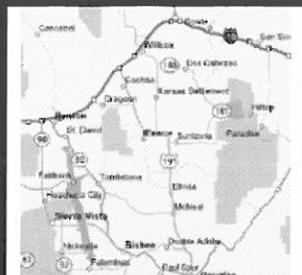
DATE

Douglas L. Clark 217 Ford St, Pearce, AZ, 85625 7-16-2010
Maudie N Co Clark 217 Ford St. Pearce, AZ. 85625

APPLICANT'S PHONE NUMBER Verizon Cell. 303-907-1932

APPLICANT'S EMAIL ADDRESS NONE.

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 dollars (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Planning Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.



Docket BA3-10-03 Location Map

This map is a product of the
Cochise County GIS



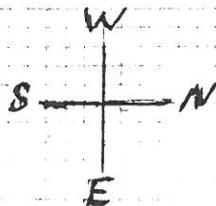
58

ALLEY-Utility Right of Way

Sewer-Water-Gas-Electric-Phone-TV

4' High Chain Link Fence

Not Slated



4' High Chain Link Fence

4' High Chain Link Fence

Aprox. 69'

Aprox. 36'

Aprox. 41'

CLARK HOUSE

217 Ford St.

TAX Parcel # 114-14-138

16H

4' High Chain Link Fence

18'

Proposed Metal Carport

15' High

Driveway Concrete

Proposed Metal Carport

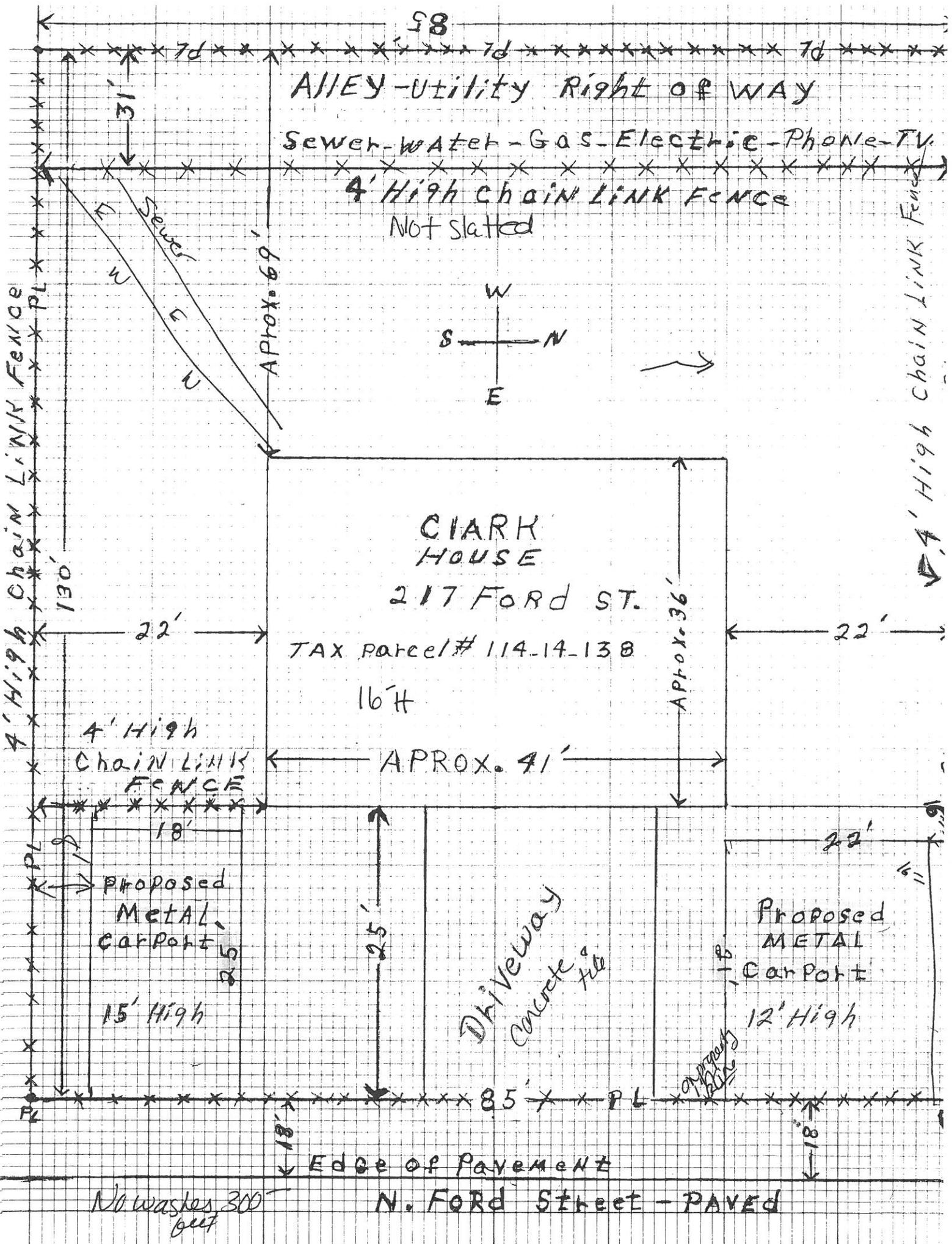
12' High

Edge of Pavement

N. Ford Street - PAVED

No wastes 300 feet

Proposed Driveway



Variance: Docket BA3-10-03 (Clark)

_____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

No problem with our property

_____ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): *GLEN + Viola LeBeque*

SIGNATURE(S): *Glen LeBeque*
Viola LeBeque

YOUR TAX PARCEL NUMBER: 114-14-139 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors or appropriate body. 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.

Written comments should be received by our Department no later than September 6, 2010 if you wish the Board of Adjustment to review them before their meeting.

RETURN TO: Keith Dennis
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Variance: Docket BA3-10-03 (Clark)

_____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

_____ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I feel it will look like a parking lot with all the vehicles. It is a residential area not the boonies. No way do I want a carport 16 inches from my property line.

(Attach additional sheets, if necessary)

PRINT NAME(S): EDITA NIBLING

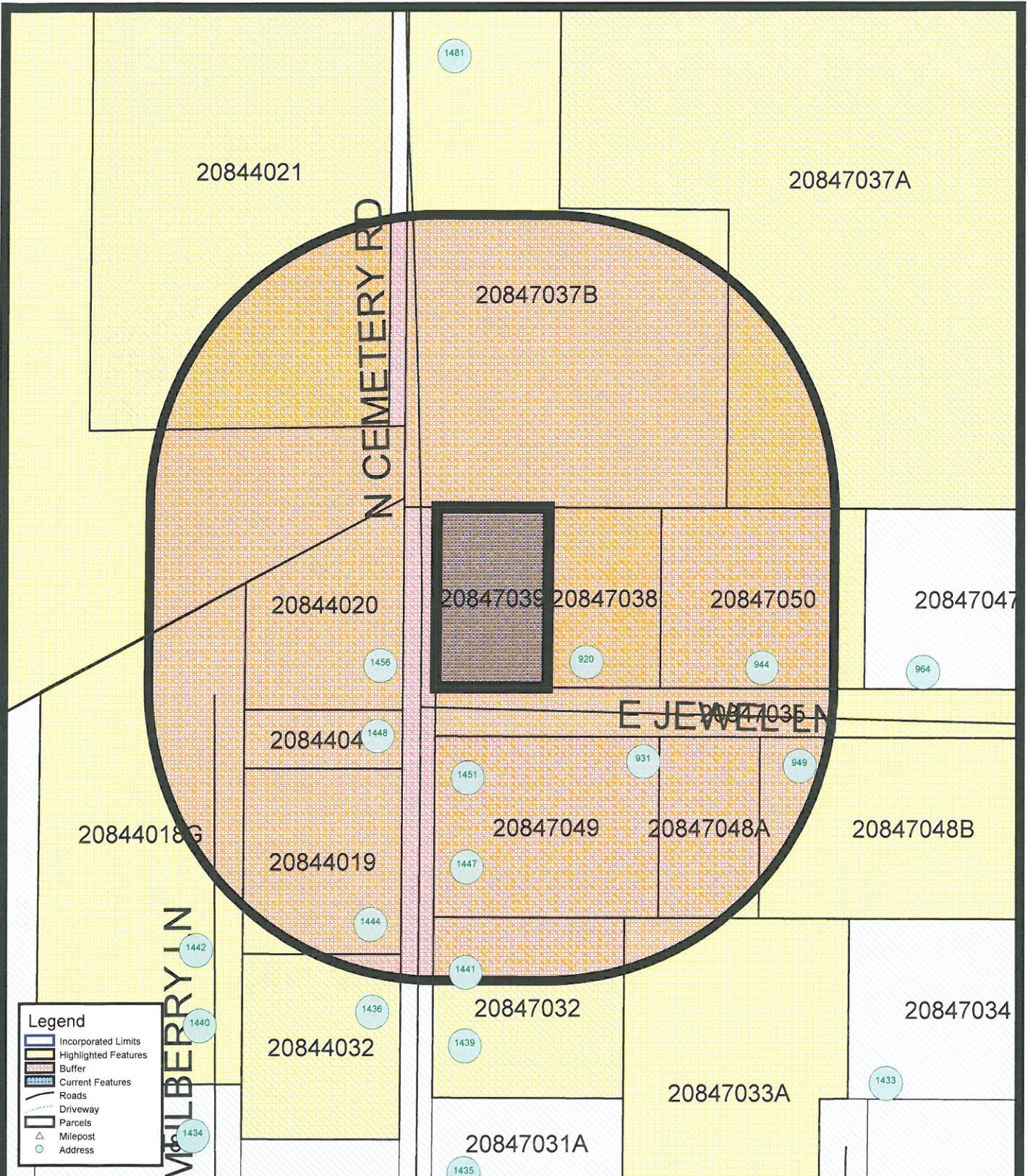
SIGNATURE(S): Edith Nibling

YOUR TAX PARCEL NUMBER: 114-14-137 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors or appropriate body. 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.

Written comments should be received by our Department no later than September 6, 2010 if you wish the Board of Adjustment to review them before their meeting.

RETURN TO: Keith Dennis
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

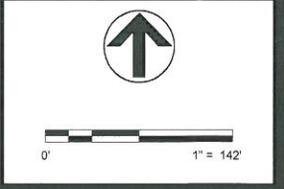


- Legend**
- Incorporated Limits
 - Highlighted Features
 - Buffer
 - Current Features
 - Roads
 - Driveway
 - Parcels
 - Milepost
 - Address



BA3-10-04
 208-47-039
 Lopez
 300' Buffer

This map is a product of the
 Cochise County GIS





COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

MEMORANDUM

TO: Cochise County Board of Adjustment, District 3
FROM: Keith Dennis, Senior Planner
For: James E. Vlahovich, Planning Director
SUBJECT: Docket BA3-10-04 (Lopez)
DATE: September 2, 2010 for the September 14, 2010 Meeting

APPLICATION FOR A VARIANCE

The Applicant seeks a Variance to Section 704.04 of the Zoning Regulations, which requires that all structures in an TR-18 District be set back no less than 20 feet from all property lines. The Applicant proposes to replace an existing carport on an existing concrete slab 5 feet 9 inches from the Eastern property line.

The subject parcel (Parcel No. 208-47-039) is located at 1451 N. Cemetery Road in Pomerene, AZ. The Applicant is Santiago Lopez of the same address.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Size: 21,778 square feet (0.5 Acres)
Zoning: TR-18 (Residential, one dwelling per 18,000 square feet)
Growth Area: C (Rural Community Area)
Plan Designation: Neighborhood Conservation
Area Plan: None Applicable
Existing Use: Single Family Residential
Proposed Use: Unchanged, with the addition of one proposed carport on an existing driveway

Surrounding Zoning and Land Use

Direction	Zoning	Use(s)
North	TR-18	Undeveloped Land
South	TR-18	Single-Family Residential
East	TR-18	Single-Family Residential
West	TR-18	Single-Family Residential

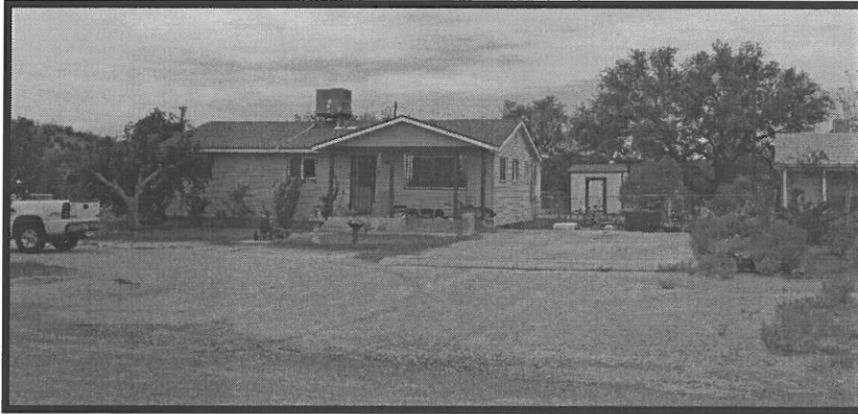
II. PARCEL HISTORY

1983 – Permit issued for 262 square foot addition to the North side of the existing home.

2007 – Permits issued for structural re-roofing of the house and a storage shed.

III. PROJECT DESCRIPTION

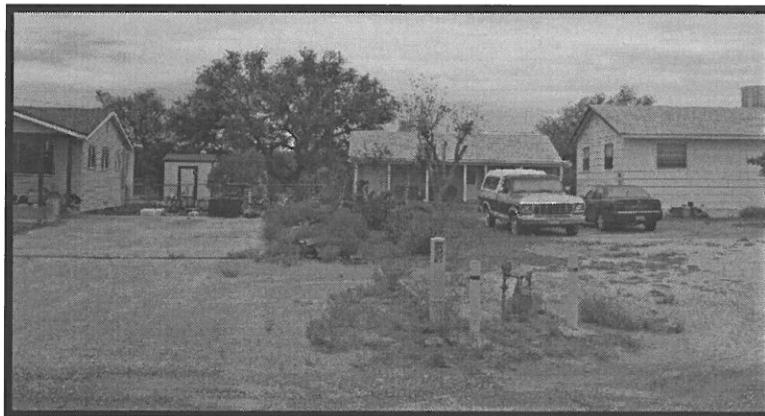
The Applicant seeks to construct a carport atop an existing concrete pad along the East side of the property. This driveway is just under 6 feet from the Eastern property line. The intent is to replace a decaying wood and metal carport that has since been removed.



The Lopez Residence. The existing driveway is at right.

IV. ANALYSIS OF IMPACTS

Carports are considered as structures and are thus subject to applicable zoning regulations, but are otherwise a common feature in residential neighborhoods. Carports are generally considered to have minimal impacts to the surrounding neighborhood.



Northward view of the property boundary shared by the Applicant and neighbor immediately East. The concrete driveway on the left is the site of the proposed carport.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300 feet. Staff posted the property on August 17, 2010 and published a legal notice in the San Pedro Valley News-Sun on August 25, 2010. To date, the Department has received one letter in support of the request, from a neighbor South along Cemetery Road.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Allowing the Variance

1. The Applicant proposed to replace a carport in the same location, which had been in place for a number of years.
2. One neighbor has expressed support for the proposal.

Factors Against Approval

1. Residential (TR) setback regulations exist in order to preserve open space and prevent crowding in residential neighborhoods.

Recommendation

Based on the factors in favor of approval, staff recommends approval of the requested Variance.

Sample Motion: *Mr. Chairman, I move to approve Docket BA3-10-04, granting the requested Variance, with the factors in favor of approval listed in the staff report as findings of fact.*

VIII. ATTACHMENTS

Variance Application
Location Map
Site Plan
Public Comment



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

Susan Buchan, Director

APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 3.

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 3 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 identification number: 208-47-039 8
2. General location of parcel: corner of Cemetery Rd. and Jewel Ln.
Pomerene, AZ
3. Area of Parcel (to nearest tenth of an acre): 1/2 acre
4. Zoning district classification of parcel: residential
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it. 1436 sq. ft. home, 10 x 8 ft. metal shed,
12 x 10 ft. tuff shed, 44'9" x 23'6" cement slab - half of
which is carport
6. Describe all proposed uses or structures, which are to be placed on the property.
put up a new metal carport to replace wood and tin
one that was falling down. The carport will be top
only - no sides.

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

the cement slab which will be the carport is only 5'9"
away from property line with neighbors

Zoning Article 7 - Section 704-03 - the setbacks

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.

We are asking for a variance because of how close
the carport will be to the property line with neighbors.

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.

It will be a metal carport with top only - no sides.

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>
<u>Monty and Julie Woods</u>	<u>920 E. Jewell Pomerene, AZ 85627</u>

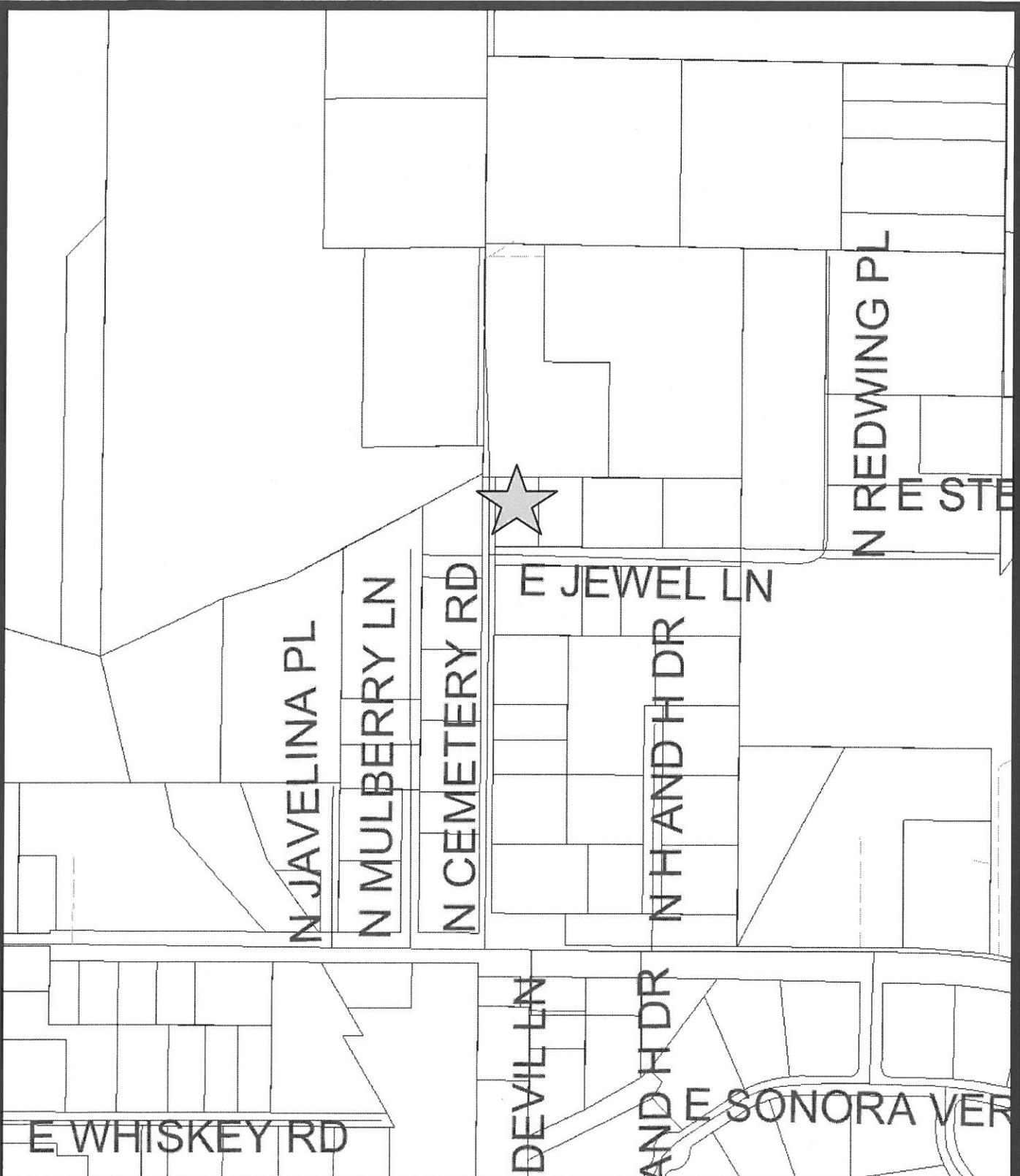
The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

<u>SIGNATURE OF PETITIONER</u>	<u>ADDRESS</u>	<u>DATE</u>
<u>Stanley F. Lopez</u>	<u>1451 N. Cemetery Ad Pomerene AZ</u>	<u>7/18/10</u>
<u>Robert M. Lopez</u>	<u>1451 N. Cemetery Ad. Pomerene 85627</u>	<u>7/18/10</u>

APPLICANT'S PHONE NUMBER 520-586-2406

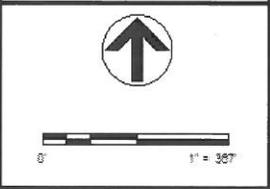
Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred (\$300) payable to the Cochise County Treasurer. Return to the Cochise County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

* If the applicant is not the property owner, please attach a signed letter from the property owner authorizing the variance(s) sought.



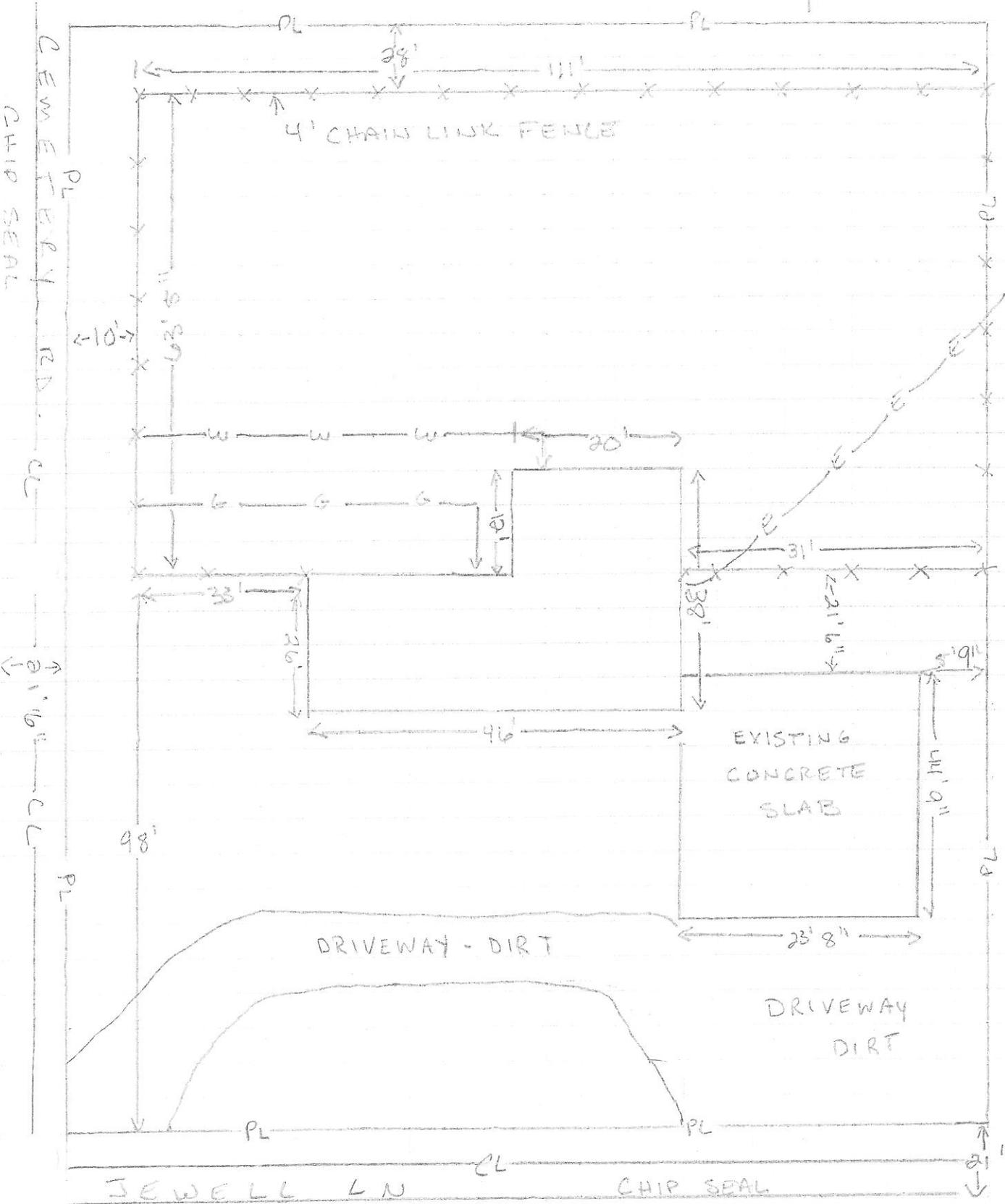
Docket BA3-10-04
 Location Map

This map is a product of the
 Cochise County GIS



PARCEL # 208-47-0398

NAME: SANTIAGO F. & ROBERTA M. LOPEZ



Variance: Docket BA3-10-04 (Lopez)

_____ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

I (we) do not support the twenty foot set-back from property lines unless there is an ingress/egress problem that may arise for emergency vehicles

_____ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Randy Barnes Linda Barnes

SIGNATURE(S): Randy Barnes Linda Barnes

YOUR TAX PARCEL NUMBER: 208-44032 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors or appropriate body. 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.

Written comments should be received by our Department no later than September 6, 2010 if you wish the Board of Adjustment to review them before their meeting.

RETURN TO: Keith Dennis
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY
SEP 25 2010
PLANNING