

EXPANDED AGENDA
Board of Adjustment, District 3
Tuesday, March 13, 2012
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: Docket BA3-12-03 (Pierce/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 development standards: Allow the existing driveway location to remain (Section 2003.04); Allow off-site parking in a County Right of Way (1804.06.A); Legitimize an existing parking lot with more than 10 spaces adjacent to residential zoning without requiring improvements (1804.06.B); Legitimize direct access to parking spaces from street (1804.06.D); Allow existing 15-foot long parking spaces to remain (19 feet required – 1804.09); Allow parking spaces to encroach into ROW (1804.06.C); Allow existing undefined driveways (1804.06.1.F); 2-inch gravel surfacing on existing driveway (1804.07.D); 8) 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).

The subject properties (Parcel Nos. 303-33-211 and 212) are located at 2907 N. Cochise Avenue in San Simon, AZ. The Applicant is Dusty Pierce of First Baptist Church of San Simon.

- 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: Call for Planning Director's Report

Item 3: Call to the Public

ADJOURNMENT