

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

The Cochise County Planning and Zoning Commission hereby gives notice that a Public Hearing will be held at or after 4:00 p.m. on Wednesday, January 11, 2012 at 1415 Melody Lane, Building G, Bisbee, Arizona, to consider the following:

Docket R-11-09: Proposed amendments to Article 20 of the Cochise County Zoning Regulations regarding legal non-conforming or “grandfathered” uses. The Planning and Zoning Commission will consider and forward to the Board of Supervisors recommendations to modify several of the current legal, non-conforming requirements. Per Article 20, a legal, non-conformance or “grandfathered” use is any use of land, lot or parcel, building or structure which lawfully existing either prior to January 1, 1975, or which was rendered non-conforming with respect to site development standards such as minimum setbacks, as a result of amendments to the County’s Zoning Regulations.

Currently, Article 20 indicates that in the event a non-conforming use of land, building or structure is changed to a permitted use, or is discontinued for a period of 12 consecutive months, any future use is required to comply with all requirements of the Zoning Regulations. The Commission will consider an amendment to allow a maximum discontinuance period of three years, or such time as the Commission may determine.

Furthermore, currently, in order to demonstrate legal non-conformance, the Zoning Regulations require evidence that the land, lot or parcel, building or structure existed prior to January 1, 1975. The Commission will consider an amendment to allow evidence demonstrating that the legal non-conformance(s) existed at least ten years prior to the date of the determination of nonconforming use, or such time as the Commission may determine.

Details of the above docket are on file in the office of the Cochise County Planning Department, 1415 Melody Lane, Bisbee, Arizona, Building E, and may be examined during office hours (Monday through Friday, 8 a.m. to 5 p.m.). Questions or comments may be directed to Interim Planning Director at 520-432-9240, or at mturisk@cochise.az.gov. All persons interested in said matter may appear at said public hearing at said time and place and show cause, if any they have, why said amendments should or should not be approved.

If the above docket has not been heard by the Planning and Zoning Commission by 8 p.m. at the January 11th meeting, the public hearing regarding this proposed amendment may be continued to a later date at the Chair’s discretion.

If the Commission makes a recommendation, the docket will be heard before the Board of Supervisors on Tuesday, February 14th, 2012 at or after 10:00 a.m. at 1415 Melody Lane, Building G, in Bisbee, Arizona.

Dated this 19th Day of December, 2011
Jim Lynch, Chairman, Cochise County Planning and Zoning Commission

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