

Telephone: (520) 432-9300
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COCHISE COUNTY
FLOOD CONTROL DISTRICT



REQUEST FOR VARIANCE/APPEAL

Permit Application No. _____ Date of this request Aug 18, 2013

Applicant: Les Toczko & Ingrid Kallen

Address: 1735 S. Jones Blvd Tucson AZ

Zip Code: 85713 Phone: 520-241-6939

LEGAL DESCRIPTION / TAX PARCEL ID

Sunsites Ranches #3 Lot 7 BLK 109-07 LV
Map Book. Tax Parcel ID 40121007

RECEIVED

Please check one:

In accordance with the Floodplain Regulations for Cochise County, the above petitioner hereby applies for a Variance.

AUG 21 2013

In accordance with the Floodplain Regulations for Cochise County, the above petitioner hereby files an Appeal.

COCHISE COUNTY
HIGHWAY & FLOODPLAIN

REQUEST Minimum Necessary Variance
for voluntary compliance in correcting
zoning violation & to obtain permit
for construction done.

APPLICANT'S STATEMENT (Cite grounds for Variance or Appeal)

see attachments 1) Applicants statement
2) site plan

(Attach additional information, if any, pertaining to this request)

Applicant's Signature Julie / Ingrid Kallen

Date Received by Floodplain Board _____

ACTION

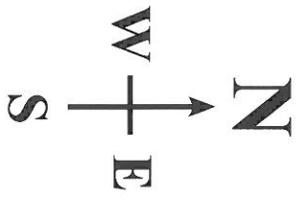
Date of Hearing _____ Approved _____ Denied _____

Stipulations or further action:

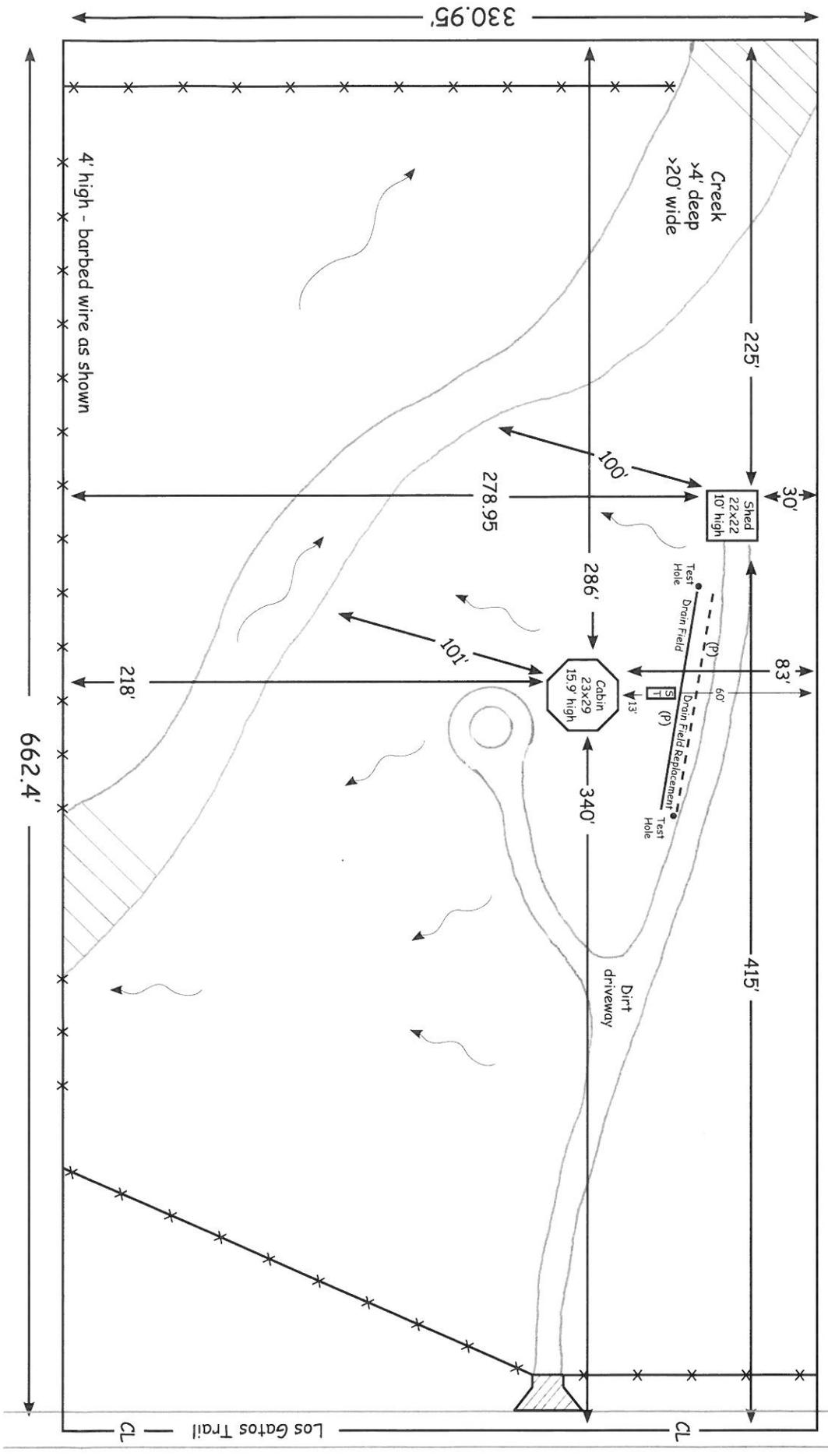
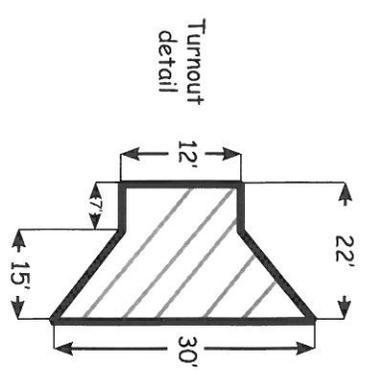
Applicant's Statement

Floodplain Variance for Parcel # 401-21-007

1. This variance requests the minimum necessary, considering the flood hazards, to afford relief. We have camped and vacationed on this beautiful park like property since 1995. The sites for the cabin and shed have never had floodwater issues.
2. The good and sufficient cause for the variance is our willing and voluntary compliance in correcting zoning violation V-13-385 and to apply for and obtain the required permit for construction done.
3. The Cochise County Assessor assessed the improvements at \$60,178. Failure to grant the variance would result in exceptional financial loss. In addition, there are the physical and psychological hardships to the applicant. Not only would we lose our weekend vacation cabin and shed, but the 69 year old owner would face considerable physical, psychological and emotional hardships in attempting removal.
4. Granting the variance will not create a danger or hazard to persons or property as personally evidenced by 18 years of flood threats from Turkey Creek that have never endangered the cabin or shed. No signs of past damage from flooding on cabin or shed locations has been observed.
5. Special circumstances related to these 5 acres were selecting a safe, solid and dry site for the cabin that was within a reasonable distance (101') from the creek to avoid flooding issues. We camped on this site for years because of safety, the beauty of the trees, and privacy from Los Gatos Trail. Strict application of the regulations would seriously deprive the owners of the privileges enjoyed by many neighbors along Turkey Creek who have built structures closer to the passage of the creek.



401-21-007
Les Toczko & Ingui Kallen
Scale: 1" = 66.2' approx.



9' wide dirt road

Los Gatos Trail — CL

CASH RECEIPT

Date August 21, 2013

Received From Ingrid Kallen

Address

Seventy-five and no/100

For Fld. variance

ch. # 806

Dollars \$ 75.00

AMT. OF ACCOUNT

AMT. PAID

BALANCE DUE

HOW PAID

CASH

CHECK

MONEY ORDER

CREDIT CARD

BY Richard De

Cochise County Highway Dept.
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-8300

CRB 1183

INGVI F. KALLEN 02-03
1725 S JONES BLVD, APT. H14
TUCSON, AZ 85713-2384

91-231 806
1221
645598442
DATE 08/18/13

Chase County Treasurer
PAY TO THE ORDER OF
Seventy five dollars and 00/100 \$ 75.00
DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
Phoenix, Arizona 85073
www.Chase.com

MEMO Floodplain Variance August 21, 2013

⑆ 122100024⑆ 64559844210806