

# *B-J Drilling Company, Inc*

2794 West Skyline Road  
Benson, AZ 85602-0815

[www.BJDrilling.com](http://www.BJDrilling.com)

520-586-3282

Re: Conversion of our existing land special use permit  
Date September 25, 2024

Dear neighbor,

Trust this fall season finds you well. We at BJ Drilling are writing to update you on our business. At 2794 West Skyline we have maintained our primary business yard for 45+ years, serving Benson and surrounding communities as a professional water well/pump company. Although we share the original zoning of R4 with you, we have operated under special use recognition from Cochise County secondary to our lengthy history in our neighborhood. Based on our current and continued use of this parcel, the county has established, "...the well drilling business at 2794 W Skyline Road, Benson AZ 85602 is in compliance with the RU zoning district's legal non-conforming use provisions...This business can continue its operations under the legal non-conforming status, and any reasonable repair or alteration for the same use is permitted." (see attached letter).

As we continue the legacy of Robert "Bob" Jackson we are expanding our operations to an additional location in Whetstone, and would like to protect our current location into the future. Currently our special use permit allows us to operate as a Contract Construction Services Company, noted as permitted use #11 under Cochise County HI (Heavy Industry) Zoning. To protect us and our neighbors, ***we are asking the county to change our zoning from RU4 with "non conforming use permit" to HI with multiple deed restrictions to limit this land utilization. We are specifically asking to disallow other uses under the HI zoning such as jails or prisons, or a slaughter house.*** We have attached the current HI Permitted Principal Use Notes for such land that includes 36 categories of possible use. This information is readily viewable on the Cochise County Zoning website.

Please call us if you have any concerns or questions. Best to reach us via the contact number and email address below.

Most sincerely,

*Norma Kastre (tk)*

Norma Kastre CEO & Owner BJ Drilling

Tammy Kastre VP BJ Drilling 520-449-0692 [Tammy@BJDrilling.com](mailto:Tammy@BJDrilling.com)

Attachments 1. Special Use Letter for BJD, 2. Cochise County HI Permitted Principal Uses



## Development Services

520-432-9300  
developmentservices@cochise.az.gov  
www.cochise.az.gov  
1415 Melody Ln, Bdg F  
Bisbee, Arizona 85603

July 19, 2024

Norma J Kastre, PhD  
President, CEO  
BJ Drilling Co, Inc.  
2794 W. Skyline Road  
Benson, AZ 85602  
[normakastre@gmail.com](mailto:normakastre@gmail.com)  
***Sent via email only***

Permit Type: Planning  
Permit #: ZCL24-000002  
File #: 24-002488  
Parcel #: 124-07-003A and 003B  
Zoning: RU-4 (Rural, minimum lot size 4 acres)  
Land Use: D-Rural

**Subject:** Zoning Compliance Letter for Parcel Zoned RU with Legal Non-Conforming Well Drilling Business

Dear Dr. Kastre:

This letter confirms the zoning compliance status for the parcels located at 2794 W Skyline Road, Benson AZ 85602, which is currently zoned RU (Rural) and contains an existing legal non-conforming well drilling business.

### Zoning Classification and Compliance:

**1. Zoning District:**

- The subject parcels are located within the RU (Rural) Zoning District.

**2. Non-Conforming Use:**

- The well drilling business on the parcel is recognized as a legal non-conforming use. According to Section 2.57.030, a non-conforming use of land, building, or structure lawfully existing either prior to January 1, 1975, or rendered non-conforming as a result of subsequent amendments to the Zoning Regulations, may continue even if it does not conform to current zoning regulations.
- This business can continue its operations under the legal non-conforming status, and any reasonable repair or alteration for the same use is permitted.

**3. Conditions for Continuation and Expansion:**

- Continuation: The business may continue its operations without conforming to the current zoning regulations as long as it does not cease operations for a period of 36 consecutive months. If the use is discontinued for such a period, any future use of the land must conform to the current zoning regulations.
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- Expansion: Any expansion of the non-conforming use is subject to certain conditions. A non-conforming business use may expand if it meets current site development standards or if the expansion does not exceed 100% of the area of the original business and remains within the original parcel boundaries.
    1. Based on aerial imagery the business has met or exceeded the 100% expansion and may not expand further.

Compliance Confirmation:

Based on the current use and the provisions stated in the Cochise County Zoning Regulations, the well drilling business at 2794 W Skyline Road, Benson AZ 85602 is in compliance with the RU zoning district's legal non-conforming use provisions.

Please feel free to contact the Cochise County Planning and Zoning Department if you require further information or have any additional questions.

Sincerely,



Dan Coxworth, Director, Development Services

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## **2.39 HI, HEAVY INDUSTRY ZONING DISTRICT**

### **2.39.010 HI ZONING PURPOSE**

### **2.39.020 HI PERMITTED PRINCIPAL USES**

### **2.39.030 HI SITE DEVELOPMENT STANDARDS**

### **2.39.040 HI PERMITTED ACCESSORY USES**

### **2.39.050 HI SPECIAL USE AUTHORIZATION**

#### HISTORY

Amended by Res. [08-31 \(R-07-05\)](#), on 5/20/2008

### **2.39.010 HI ZONING PURPOSE**

The HI (Heavy Industry) Zoning District is established:

1. To encourage the establishment of heavy industrial uses in locations that are suitable and appropriate, taking into consideration land uses on adjacent and nearby properties, adequacy of access to major streets and highways, rail services and other means of transportation, and availability of public utilities.
2. To allow within safe limits industrial uses and structures having physical characteristics which may be offensive.

### **2.39.020 HI PERMITTED PRINCIPAL USES**

The following uses shall be permitted in the HI Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements.

1. Agricultural-Processing with a 300-foot minimum setback.
2. Anemometers, with temporary use permit, not to exceed three years.
3. Animal Husbandry Services.
4. Banks and/or Banking Services.
5. Bus, Rail, and/or Truck Terminals, and Accessory Maintenance Yards and Garages.
6. Carwash.
7. Cemeteries.
8. Commercial Feedlots, Stockyards, and/or Livestock Auction Barns with a 300-foot minimum setback.
9. Commercial Plant Nurseries.
10. Communications Towers, subject to site development standards in Article 2.51.
11. Contract Construction Services.
12. Custom Butchering/Meat Curing/Processing.
13. Emergency Vehicle Stations not otherwise exempted by Article 2.57.
14. Funeral and/or Crematory Services.
15. Gasoline/Service Stations.
16. Impoundment Storage Yards.

- 17. Jails, Prisons, and/or Detention Centers.
- 18. Manufacturing, Wholesaling, Warehousing, Distribution, and/or Storage of Goods.
- 19. Motion Picture Production Sites/Studios.
- 20. Offender Rehabilitation Facilities.
- 21. Parking Lot, Commercial.
- 22. Personal and Professional Services.
- 23. Printing and/or Publishing Businesses.
- 24. Recreation Facilities, Indoor and/or Outdoor.
- 25. Recycling Centers.
- 26. Recycling/Solid Waste Transfer Facilities.
- 27. Repair Services, Large Engines.
- 28. Repair Services, Light
- 29. Repair Services, Small Engines.
- 30. Research and/or Testing Laboratories.
- 31. Restaurants, Bars, Taverns, Nightclubs, and/or Off-site Winery Tasting Rooms.
- 32. Slaughterhouses/Meat Packing Plants with a 300-foot minimum setback.
- 33. Solar Energy Power Plants, subject to site development standards in Article 2.51.
- 34. Truck Stops.
- 35. Utility Installations not otherwise exempted by Article 2.57, other than Electric Generation Plants; Regional Sewage Treatment Plants; and Solid Waste Landfills or Incinerators.
- 36. Veterinary Clinics and/or Animal Hospitals.

HISTORY

Amended by Ord. [09-03 \(R-09-03\)](#), on 10/20/2009  
 Amended by Ord. [12-10 \(R-12-02\)](#), on 8/20/2012  
 Amended by Ord. [14-01 \(R-14-01\)](#), on 1/7/2014  
 Amended by Ord. [14-04 \(R-14-06\)](#), on 5/6/2014  
 Amended by Ord. [16-02 \(R-16-01\)](#), on 7/26/2016

**2.39.030 HI SITE DEVELOPMENT STANDARDS**

All uses permitted in HI Zoning Districts shall conform to the following minimum site development standards in addition to the provisions of Article 2.51:

**1. Maximum Height.**

Structure	50 feet above grade (except communication tower)
Wall or fence	15 feet above grade