



**COCHISE
COUNTY**
Arizona

Development Services

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July 19, 2024

Norma J Kastre, PhD
President, CEO
BJ Drilling Co, Inc.
2794 W. Skyline Road
Benson, AZ 85602
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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- o 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
