



Town of Parker Community Development

1314 - 11th St Parker, AZ 85344
PH 928-669-9265 Fax 928-669-5247

Application for Variance

Please Print or Type

FEE \$200.00

Assessors Parcel # _____ Block _____ Lot _____ Docket # _____

PARCEL OWNER NAME: _____

MAILING ADDRESS: _____
House Number and Street Name City State Zip Code

TELEPHONE NUMBER: _____
Home Work Fax

PROPERTY INFORMATION

911 PHYSICAL ADDRESS: _____

SUBDIVISION (if applicable): _____

Current Zoning: _____ Size of Parcel: _____

VARIANCE REQUESTED: _____

Relief is sought from the following specific provision(s) of the zoning regulations

REASON FOR VARIANCE:

I hereby declare that all of the aforementioned information, together with supporting evidence and documentation, is true and correct to the best of my knowledge and belief. I further acknowledge that any error in my application may be cause for delay in its normal scheduling.

Applicant's Signature: _____ Date: _____

All signatures must be the legal owner(s) of the parcel and all signatures must be notarized.

Subscribe and Sworn to before me in my presence this _____ day of _____, 20__ County _____ State _____

Signature of Notary Public _____ My Commission expires the _____ day of _____, 20__

(Notary Seal)

Agent's Name: _____

Agent's Mailing Address: _____

Agent's Telephone Number: _____
Home Work Fax

PLOT OR SITE PLAN

Assessors Parcel Number _____ Block _____ Lot _____

Plot plan must show the following:

- All parcel property lines,
- Location of new construction, incl. setbacks distances to property lines,
- Location of all existing structures
- Distances between structures and property lines,
- Location of site utilities incl. water lines, sewer, septic tank and drainfield (incl reserve area)
- All easements, washes, embankments and slopes.
- North directional arrow

BOARD OF ADJUSTMENTS INSTRUCTIONS

The Town of Parker Zoning Ordinance provides that, Posting for a minimum of 15 days, following a Public Hearing, the Board of Adjustments may grant a variance only when a finding is made that all of the following conditions exist:

- (a) That there are special circumstances or conditions applying to the land, building or use referred to in the application and which do not apply to other properties in the district; and
- (b) That such special circumstances were not created by the owner or applicant; and
- (c) That the authorizing of the variance is necessary for the preservation and enjoyment of substantial property rights; and
- (d) That the authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

APPEALS

Appeals to the Board of Adjustment may be submitted by persons aggrieved by a decision or interpretation made by Town Officials charged with enforcement of the Zoning Ordinance. Appeals are normally based upon disagreement by the applicant in the interpretation of the Zoning Ordinance as made by Town Official.

Material necessary to file your request with the Town of Parker

Application: Please print legibly or type all the information requested on the application. In the request to change the setback on any Town of Parker property, the burden of proof is on the applicant to explain why the request should be granted, not upon the Board of Adjustment Board Members or Town Staff.

Legal Description: A description and site plan must be provided of each property along with surrounding properties within 100 feet. The plan must be drawn to scale illustrating how you would conform to the requirements of the Town of Parker Zoning Code you are requesting relief from. The plan should illustrate building locations on the property, along with building setbacks, points of street access, landscaping, off street parking, etc.

Surrounding Property Owners: The Zoning Ordinance requires the Town to notify surrounding property owners within 300 feet of the property being considered for a Variance.

Filing Fee: A non-refundable filing fee in accordance with the fee schedule adopted by the Town of Parker shall be paid at the time of filing the request for a Variance.