



# CITY OF COOLIDGE

## VARIANCE APPLICATION

Case No \_\_\_\_\_

Date Filed \_\_\_\_\_

Filing Fee \_\_\_\_\_

Received by \_\_\_\_\_

Approved/Denied \_\_\_\_\_

### OFFICE USE ONLY

#### ◆ LOCATION OF PROPERTY:

Address: \_\_\_\_\_

Parcel Number: \_\_\_\_\_ Acreage: \_\_\_\_\_

#### ◆ APPLICANT INFORMATION:

Applicant Name: \_\_\_\_\_ Phone number: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

#### ◆ OWNER INFORMATION:

Property Owner: \_\_\_\_\_ Phone number: \_\_\_\_\_  
(If other than applicant)

Owner Address: \_\_\_\_\_

◆ **LEGAL DESCRIPTION OF PROPERTY:**

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◆ **VARIANCE REQUESTED AND REASON FOR REQUEST:**

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◆ **LEGAL STANDARD:**

Arizona statutory law and case law have established four standards that must all be met before a board can legally grant a Variance:

1. A Variance may be granted only where there are special circumstances applicable to the property in question.
2. Any hardship which is a basis for a variance must relate to the use of the land as opposed to the owner. A personal hardship does not justify a Variance.
3. Need for an “adequate financial return” is not a legitimate basis for a Variance.
4. A hardship which has been willfully and intentionally created by the landowner does not justify the granting of a Variance.

◆ **EVIDENCE REQUIRED:**

At the public hearing on a Variance application, the applicant shall present a statement and adequate evidence in such form as the board may require for the purpose of showing:

1. That there are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zone.
2. That the strict application of the regulations would work an unnecessary hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights.
3. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements of the neighborhood.

Please provide evidence of intention to proceed with construction work in accordance with said plans within six (6) months after issuance of permit.

◆ **INSTRUCTIONS FOR FILING:**

The following items must be submitted with the application at the time of filing in order for the request to be complete. **All completed applications must be filed twenty-eight (28) days prior to the Board of Adjustments (City Council) meeting with no exceptions.** An incomplete application will not be scheduled for hearing and will be returned to the applicant.

\_\_\_\_\_ Filing Fee

\_\_\_\_\_ Legal description of property

\_\_\_\_\_ Site plan

◆ **GENERAL INFORMATION ON SITE PLAN:**

1. Location of project/development by street address;
2. Plan drawn to scale showing the property dimensions, grading, landscaping and location of utilities, as applicable;
3. Location of all existing and proposed buildings;
4. Drive accesses, driveways, access roads, parking spaces, off-street loading areas and sidewalks as applicable;
5. Date of plan preparation;
6. North point indicator;
7. Scale of not less than one (1) inch to one-hundred (100) feet.

◆ **ACKNOWLEDGMENT:**

I acknowledge that the information I have given on this application and the accompanying documents to be true and accurate.

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Signature of Property Owner  
*(If other than petitioner)*