



**LA PAZ COUNTY COMMUNITY DEVELOPMENT**  
 1112 JOSHUA AVE, STE 202  
 PARKER, AZ 85344  
 928-669-6138

**APPLICATION FOR VARIANCE**

FEE: \$605.00 PER PARCEL

- PLEASE MAIL ANY CORRESPONDENCE
- PLEASE EMAIL ANY CORRESPONDENCE

DOCKET NUMBER:
BOA SCHEDULED:

PARCEL NUMBER(s):
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**APPLICANT INFORMATION:**

PARCEL OWNER:	
MAILING ADDRESS:	
EMAIL:	PHONE:
AGENT/CONTACT:	
MAILING ADDRESS:	
EMAIL:	PHONE:

**PARCEL INFORMATION:**  HOA APPROVAL RECEIVED  HOA APPROVAL NOT NEEDED

CURRENT ZONE:	PARCEL SIZE:	LOT/SPACE NUMBER:
SUBDIVISION NAME (IF APPLICABLE):		
PHYSICAL/9-1-1 ADDRESS:		
PROPOSED USE:		

**VARIANCE INFORMATION:**

**\*\*THE STATE OF ARIZONA HAS MANDATED CRITERIA THAT ALL MUST BE MET TO BE CONSIDERED A HARDSHIP\*\***

- There are special circumstances/conditions applying to the land, building, or use of the property which do not apply to other similar properties in the same zoning district. (Special circumstances/conditions would include, for example: an unusual lot shape, size, or topography that is so unique it is not replicated on ANY other similarly zoned land within that same county.)
- The special circumstances/conditions described above were not created by the applicant or owner. The property hardship cannot be self-imposed.
- The authorization of a variance is necessary in order for the owner or applicant to enjoy reasonable and substantial property rights. (In other words, without the granting of a variance, the property cannot be reasonably used. There is NOT a cause for a variance if the land CAN be used, even if it is in a manner other than that desired by the applicant. If the land is too small for the home they desire, the state's thoughts are then to either buy larger land or build a smaller home.)
- The authorization of a variance will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general. (A variance which will not be compatible with the surrounding development or will create an adverse impact on other properties CANNOT be approved.)

**HARDSHIPS REQUIRING VARIANCE:

**By signing this application you are stating that all of the above information is correct and true.**

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OFFICE USE			
LEGAL DESCRIPTION- SEC:		TWN:	RNG:
PARCEL ZONING DISTRICT:	FLOOD ZONE:	FLOOD PANEL #:	
VARIANCE #:	CUP:	REZONE:	

# VARIANCE(s) REQUESTED

Must be submitted with Development Permit Application  
Number of Variance(s) being requested:

1   
  2   
  3   
  4   
  5   
  6

1.	foot Variance from the required	foot Front Yard setback, resulting in a	foot Front Yard setback.
2.	foot Variance from the required	foot Rear Yard setback, resulting in a	foot Rear Yard setback.
3.	foot Variance from the required	foot (L) Side Yard setback, resulting in a	foot (L) Side Yard setback.
4.	foot Variance from the required	foot (R) Side Yard setback, resulting in a	foot (R) Side Yard setback.
5. Variance to increase the lot coverage from the allowed		% to	% lot coverage.
6. Other Variance Request(s) site section:			

Existing Lot Coverage:	ft <sup>2</sup>
	%

Property Lot Coverage:	ft <sup>2</sup>
	%

### Lot Coverage Checklist

Lot Coverage is basically the total square footage of all structures covering a lot from a "bird's eye view".

1. The following areas are to be **included** for the purpose of computing **Lot Coverage**:
  - All buildings including single, two or multi family dwellings.
  - All buildings of nonconforming use.
  - Accessory structures including sheds, garages, pools, carports, decks, roof over hangs exceeding 20-inches, platform walkways and similar structures.
2. The following areas are to be **excluded** for the purpose of computing **Lot Coverage**:
  - Existing grade level walkways and driveways.
  - Retaining walls and fences.

Note: Although the Zoning By-law only uses the total of "all building footprints" to determine the 20% allowed lot coverage restrictions, the Wetlands By-law includes the above mentioned accessory structures in the 20% coverage. The ZBA will strongly encourage the applicant to submit to an application that is in compliance with the lot coverage requirements of the Wetlands By-laws to eliminate issuing a decision potentially in conflict with the Conservation Commission.

### CALCULATION

LOT SIZE=	ft <sup>2</sup>
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TOTAL LOT COVERAGE =	ft <sup>2</sup>
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LOT COVERAGE % = ( TOTAL LOT COVERAGE / LOT SIZE) x 100 =	ft <sup>2</sup>
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STRUCTURE	SQ FOOTAGE OF EXISTING FOOTPRINT	SQ FOOTAGE OF PROPOSED FOOTPRINT
PRIMARY DWELLING		
SECONDARY DWELLING		
DECKS		
GARAGE/CARPORT		
SHED		
OTHER STRUCTURES		
ROOF OVERHANGS > 20"		
<b>TOTALS</b>		

## **PLOT or SITE PLAN**

Plot or Site Plan must show the following information:

1. All parcel property lines (include dimensions in feet).
2. Location of new dwelling/structure (in relation to property lines- accounting for setbacks).
3. All existing structures and distances between these structures and parcel property lines.
4. Distance between all structures, property lines, and neighbor's structure(s).
5. Location of septic tank, leach field, and reserve area if applicable.
6. All easements, washes, embankments, slopes, etc.
  - a. Affected roads, easements, and right-of-ways should be shown. Properties situated on State or County roads will need to furnish proof that the appropriate agency concurs or waives applicable permits, i.e. encroachment permits for ingress.egress on State and County highways.