

Town of Paradise Valley Variance Criteria

The following code requirements must be met for the Board of Adjustment to grant a variance. Please provide evidence to satisfy the conditions below. Attach additional sheets as necessary.

1. *“Such variance...will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as warrant a variance under the circumstances.”* (Town Code Section 2-5-3(C)2).

2. 2. *The “special circumstances, hardship, or difficult [do not] arise out of misunderstanding or mistake...”* (Town Code Section 2-5-3(C)4(b)).

3. 3. *“Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents ...”* (Town Code Section 2-5-3(C)2).

4. 4. *“The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor...”* (Town Code Section 2-5-3(C)4).

5. 5. *“Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.”* (Arizona Revised Statutes 9-462.06(G)(2)).

6. The variance would not *“constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.”* (Arizona Revised Statutes 9-462.06(G)(2)).