



COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE CRITERIA

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

THE FOLLOWING CODE REQUIREMENTS MUST BE MET FOR THE BOARD OF ADJUSTMENT TO GRANT A VARIANCE (BASED UPON STATE STATUTE AND TOWN CODE). PLEASE PROVIDE EVIDENCE TO SATISFY THE CONDITIONS BELOW.

1. *“That there are special circumstances applicable to the property, which may include circumstances related to the property’s size, shape, topography, location, or surroundings; and”* (Town Code Section 2-5-3(C)4).
2. *“That the special circumstances applicable to the property were not self-imposed or created by the property owner; and”* (Town Code Section 2-5-3(C)4).
3. *“That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district”* (Town Code Section 2-5-3(C)4).

Please note that the Board of Adjustment cannot grant variances that will make any changes in the uses permitted in any zoning classification or zoning district or that will constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which such property is located (Town Code Section 2-5-3(C)4).