



**City of Somerton**  
**Community Development Department**  
143 N. State Ave., P.O. Box 638  
Somerton, AZ 85350  
(928) 722-7370  
(928) 627-2707 Fax

**APPLICATION FORM**

☐ REZONING  
☐ SUBDIVISION  
☐ LOT SPLIT/TIE  
☐ MINOR VARIANCE

☐ CONDITIONAL USE PERMIT  
☐ TEXT AMENDMENT  
☐ GEN.PLAN/MAP AMENDMENT

☐ APPEAL  
☒ **VARIANCE**  
☐ OTHER \_\_\_\_\_

☐ The subject proposal is/is not located in the 65/70/75 noise contour(s) and the High Accident Potential Zone(s) of the Marine Corps Air Station-Yuma/Yuma International Airport.

Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

|                         |                  |
|-------------------------|------------------|
| Address:                | Current Zoning:  |
| Assessor Parcel Number: | Proposed Zoning: |
| Area (acres/sq.ft.):    | Current Use:     |
| Request:                | Proposed Use:    |

**PROPERTY OWNER / AGENT INFORMATION**

|                                                                                                                                                                                                                                         |                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Owner(s) Name:                                                                                                                                                                                                                 | Agent's Name:                                                                                                                                                                                         |
| Address:                                                                                                                                                                                                                                | Address:                                                                                                                                                                                              |
| City: State: ZIP:                                                                                                                                                                                                                       | City: State: ZIP:                                                                                                                                                                                     |
| Phone: FAX:                                                                                                                                                                                                                             | Phone: FAX:                                                                                                                                                                                           |
| E-Mail:                                                                                                                                                                                                                                 | E-Mail:                                                                                                                                                                                               |
| I affirm that I am the owner of record of the subject property. <u>If an agent is named, I hereby authorize that person to act in my behalf in matters relating to this application.</u><br><b><u>OWNER SIGNATURE IS MANDATORY:</u></b> | I hereby declare that all of the information contained in this application is true and correct to the best of my knowledge and belief. I acknowledge the errors in this application may delay review. |
| Property Owner's Signature Date                                                                                                                                                                                                         | Agent's Signature Date                                                                                                                                                                                |

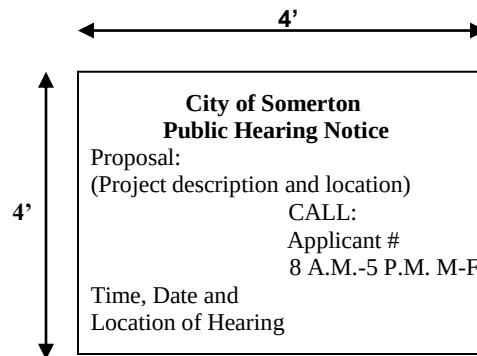
**FOR OFFICE USE ONLY**

|                          |                        |
|--------------------------|------------------------|
| Fee: \$500.00            | GL Account #: 10-34-05 |
| By: Saul Albor, Jr. AICP |                        |

## **VARIANCE PERMIT APPLICATION CHECKLIST**

- ✓ **APPLICATION.** Please print or type the information requested on the application.
- ✓ **SITE PLAN.** Please provide a 24"x36" reproducible drawing at an appropriate scale showing the size and shape of the property, all existing buildings, fences, easements, zonings, etc. with distance to all property lines. All buildings on adjacent property that lie within twenty (20) feet of the property must be shown. An electronic version of the drawing is also required.
- ✓ **JUSTIFICATION FOR VARIANCE.** A completed Justification for a Variance Form is required. Please answer all questions, as mandated by the State Law, stating the reasons the request can be supported.
- ✓ **LABELS OF SURROUNDING PROPERTY OWNERS.** You are required to submit mailing labels of property owners and their mailing addresses within 300 feet of said property as shown on the County Assessment Roll. This information may be obtained at the Yuma County Assessor's Office located at 410 S. Maiden Lane, Yuma AZ 85364.
- ✓ **SUPPLEMENTARY INFORMATION.** Please provide any additional information to lend support to your request.
- ✓ **PUBLIC HEARING NOTICE SIGN.** It is the responsibility of the applicant to post a sign(s) on the subject property at least 15 calendar days prior to the public hearing. The criteria to use for the sign(s) is described below:

### **Requirements for Public Hearing Sign:**



### **Color: Body to be White and lettering to be Flat Black**

- Height of sign shall be no less than four (4) feet from finished grade to the top of the sign.
  - Contact Community Development Department regarding placement and number of signs.
  - Notice shall be posted on the subject property at least fifteen (15) days before the public hearing in a manner that is clearly visible from a distance of one hundred (100) feet.
- ✓ **APPROPRIATE FILING FEE.**

**CITY OF SOMERTON**  
**SECTION 6.9.3 Zoning Ordinance**

**Required Findings**

The Board of Adjustment shall only approve a variance after finding that all of the following conditions are met. Financial hardship, personal preference of the owner, or the fact that property may be utilized more profitably if the requested Variance is granted shall not be considered grounds for a Variance. Failure to present evidence that satisfies the findings listed below may result in a continuance or denial of your request. (*attach additional sheet if necessary*)

- A. Granting of the Variance would be in substantial compliance with the General Plan or other relevant area plans.
- B. That there is a unique circumstance or condition (such as size, shape, topography, location or surroundings) applying to the property, building or use referred to in the application which does not apply to most other properties in the district and would deprive such property of the privileges enjoyed by other properties of the same classification and/or zoning district.
- C. That such special circumstance was not created or caused by the owner, property, building, or use referred to in the application which does not apply to most other properties in the district.
- D. That the granting of the Variance does not constitute a grant of special privileges and is necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity under identical zoning designations.
- E. That the granting of the Variance(s) shall not be materially detrimental to any person residing or working in the vicinity, to any adjacent property, to the neighborhood or to the public health, safety and general welfare.
- F. The variance, if granted, is the minimum variance will afford relief and is the least modification possible of the provisions of this Ordinance that are in question.
- G. No variance shall be granted that violates the intent of this Ordinance or this Ordinance or its amendments. No variance may make any changes in the terms of this Ordinance provided the restriction in this subsection shall not affect the authority to grant variances pursuant to this Section.
- H. No variance shall be granted from any written conditions attached by another decision-maker to the approval of a rezoning, Conditional Use Permit, subdivision plat, or site plan.
- I. No variance shall be granted if the conditions or circumstances affecting the applicant's property are of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situations.
- J. No variance shall authorize any changes in the uses or densities permitted in any zoning district or approve any modification of the requirements of the Zoning Code would have the effect of allowing the establishment of a use not otherwise permitted.