

What is a Variance?

A variance is a modification of the provisions of the Zoning Ordinance. A variance may only be granted if it is found that:

1. There are special circumstances or conditions applying to the property including its size, shape, topography, location, or surroundings; and
2. The special circumstances applicable to the property are not self-imposed by the property owner or former owner of the property or any agent thereof; and
3. The strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property of the same zoning classification; and
4. Granting the variance will not be materially detrimental to persons residing or working in the vicinity adjacent to the property; and,
5. The variance will not grant special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district which the property is located.

A variance cannot make any changes to the uses permitted in any zoning district.

The Goodyear Board of Adjustment reviews and makes decisions on variances. A public process including a public hearing is required.

Variance Submittal Guide

This document serves as a reference to submitting variance applications to the Planning and Zoning Division of the Development Services Department.

Pre-Application Meeting

All applications require a pre-application meeting. A pre-app can be scheduled online through Accela, visit <https://www.goodyearaz.gov/development> for more information.

Submittals to Electronic Plan Review (Project Dox)

All submittals to the city of Goodyear and done through our electronic plan review system. The electronic plan review system is found at <https://aca-prod.accela.com/GOODYEAR/customization/common/home.aspx>.

Once you create an account, you can submit an application with the submittal documents outlined below. After Starting an Application, select Planning & Zoning Applications > Planning & Zoning > Variance

Fees

The City's user fee schedule can be found on the city's website.

Planning & Zoning Applications



Use this service to make a Planning & Zoning application including Zoning Verification, Site Plans, Preliminary Plats and Rezone as well as COMBO applications (i.e. New Ground Up, Combo Bldg & Civil).

Submittal Documents

At the pre-application meeting, a submittal checklist unique to your project will be created and given to you. The information below provides general guidance in the creation of a rezone application.

Project Narrative providing a general, but thorough, description of the request for variance. The narrative should provide evidence that:

- There are special circumstances or conditions applying to the land, building, or use which do not apply to other properties in the district; and
- That such special circumstances were not created by the owner or applicant; and
- That the requested variance is the minimum relief necessary for the preservation and enjoyment of substantial property rights; and,
- That the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Additional information specific to your project that is identified at the pre-application meeting.

Contact Us

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