

**Gila County Community Development Division
Planning & Zoning Department**

745 N Rose Mofford Way, 1400 E Ash St (mail only), Globe, AZ 85501
(928) 425-3231 EXT 8513 or 8514 FAX (928)425-0829

or

608 E. Highway 260, Payson, AZ 85541
928-474-0829, FAX 928-474-0802

APPEALS TO THE BOARD OF ADJUSTMENT

Date: _____ Case File No.: _____

Applicant Name: _____ Phone No.: _____

Mailing Address: _____

Signature: _____

If a property use is involved, please provide:

Property Owner/Applicant: _____

Property Address: _____

Property Parcel No.: _____ Legal Description: _____

Zoning of Property: _____ Case # being appealed: _____

Applicant's reason for the Appeal: _____

If an interpretation issue is involved, please provide the related documentation:

FOR OFFICE USE ONLY

\$150 fee received by _____ Permit # _____

Check No. _____ Cash: _____ Date: _____

Inspector's Report and Pictures Done: _____

Date of Legal Publication: _____ Posting Date: _____

Hearing Date: _____ Approved: _____ Denied: _____

Appeals to the Board of Adjustment

The Board of Adjustment is composed of five Planning and Zoning Commissioners with at least one member from each supervisorial district in Gila County. The Board schedules public hearings as needed to address appeal requests in a timely manner. Rulings shall be rendered by the Board on any application not later than thirty (30) days after initial hearing.

The duties of the Board of Adjustment are as follows:

1. To interpret Gila County regulations and ordinances when the meaning of any word, phrase, or section is in doubt, when there is a dispute between the appellant and enforcing officer, or when the location of a district boundary is in doubt.
2. To hear and decide appeals in which it is alleged that there is an error in a requirement or decision made by the Director or his designees in the Community Development Division in the enforcement of the subject regulation. The Board of Adjustment may refund all or portions of the application filing fee if a decision of the Director or his designee is deemed in error or a requirement is substantially modified.
3. Hear and decide appeals for variances from the terms of this Code where, because of special circumstances applicable to the property, the strict application of Gila County regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. Any Variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which property is located.
5. In approving a variance, in all or in part, the Board of Adjustment may designate conditions that will, in its opinion, secure substantially the objectives of Gila County regulations, and may require guarantees in such a form as it deems proper to ensure that such conditions are complied with. Where any such conditions are violated or not complied with, the approval shall cease to exist, and the Director of the Community Development Division shall act accordingly.
6. The granting by the Board of Adjustment permission to proceed on a specific development scheme or of a permit for a construction variance shall be contingent upon permits being obtained and work commencing within six months and being diligently pursued. Failure of such shall void the ruling unless a longer time has been granted by the Board.