APPLICATION FOR VARIANCE
INSTRUCTIONS FOR FILING

Development Code Chapter 11.59 (Ordinance #1545)

The above referenced application requires a public hearing before the Planning Commission. The project applicant or their representative must be present at all public hearings to answer questions.

Applications shall be reviewed for compliance with the Application Submittal Requirements and may not be accepted for processing if incomplete. **All fees as listed on the adopted fee schedule must be received at the time of filing.**

**SUBMITTAL REQUIREMENTS**

1. One (1) copy of the completed Project Application form with *original signatures* and associated application fees.

2. **Development Plan Requirements:** Seven (7) full size copies of the site development plan folded to a size of no greater than 7" x 10" prior to acceptance and one reduced copy 8.5" x 11" or 11" x 17". The plan must be drawn to scale and clearly indicate all dimensions and other pertinent information including the following:
   a) Property dimensions and acreage for entire property.
   b) All existing and proposed buildings and structures including location from property lines, size, height and proposed use(s).
   c) Walls and fences including location, height and construction materials.
   d) Names of all adjoining streets.
   e) A scale and north arrow.

3. Justification letter which demonstrates compliance with the requirements for a variance as outlined in section 12.10.300 of the Zoning Ordinance or Section 12.85.040 for parking variances.

4. Consult with the various Community Development & Services Agency Departments to determine if other submittal requirements are applicable. Some areas within the County have unique submittal requirements.

5. Other information as may be required to facilitate a comprehensive evaluation of the application by the Yuba County Planning Commission.
Required Findings for Approval

Explain in as much detail as necessary the circumstances that apply to your case which indicate it meets the following requirements:

Because of special circumstances applicable to subject property, including size, shape, topography, location, or surroundings, the strict application of this Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

The Variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which subject property is situated.

The granting of the Variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.

The granting of the Variance will be consistent with the general purposes and objectives of this Code, any applicable specific plans or adopted community plans, and the General Plan.

The Variance does not authorize a use that is not otherwise permitted in the zone.

Additional information that may be helpful in evaluating this request:

ENVIRONMENTAL REVIEW

All projects are subject to environmental review in accordance with the California Environmental Quality Act (CEQA). This environmental review is required in order to determine if the project will have an impact on the environment. You will be notified of the environmental determination and any fees associated with completing the environmental review once the initial review of your project has been completed.