



CITY OF DELANO

Community Development Department

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APPLICATION FOR VARIANCE

Do you have a case for a Variance? The purpose of a Variance is to provide for equity in the use of property and to prevent unnecessary hardships that might result from the strict or literal interpretation and enforcement of certain regulations of the Zoning Ordinance.

This application is for a:

Minor Variance

Major Variance

What is the difference between a Minor Variance and a Major Variance? A **Minor Variance** may be approved by the Community Development Director in cases that meet the certain criteria by which a Minor Variance can be granted. Generally, Minor Variances limit allowances from the interpretation of the Zoning Ordinance which an applicant can request relief. A **Major Variance** does not have limitations from which an applicant can request relief from the interpretation of the Zoning Ordinance. Each application for a variance requires that specific findings be made in order to grant approval of a variance. Please complete the following questionnaire to help determine whether a variance can be granted.

Question 1

Does the strict or literal interpretation and enforcement of the specified regulation result in a practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity?

Question 2

Are there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the vicinity and under the same zoning classification?

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Question 3

Does the strict interpretation and enforcement of the specified regulation deprive the applicant of privileges enjoyed by owners of other properties in the vicinity and under the same zoning classification?

Question 4

If granted would the variance grant special privileges inconsistent with the limitations on other properties in the vicinity and under the same zoning classification?

Question 5

Will granting the variance be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity?

Question 6

Will granting the variance be consistent with the objectives and policies of the General Plan and the intent of the Zoning Ordinance.

Variance Application Submittal Requirements:

- A completed City of Delano Master Development Application Form
- Project plans are preferred to be submitted in a digital format in lieu of plans printed on paper. (If plans are submitted in a paper format provide ____ copies of the site and elevation plan) The site and building plan need to include the following where indicated in either format:
 - Lot lines and dimensions

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- Existing and proposed uses and structures and dimensions of same
- All yard setbacks from existing and proposed structures
- All on-site parking, with location, number, and dimensions of spaces, handicapped parking, internal circulation (with arrows depicting direction of traffic flow), points of entry and exit, loading areas, type of paving, pedestrian access
- Location, height and material of existing and/or proposed fences and walls
- Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, sewers, utility poles, fire hydrants, street lights, traffic-control signing, traffic signal devices, etc.)
- On-site drainage and method of storm water disposal; method of sewage disposal
- Locations of on-site signs (existing and proposed). (If full details of proposed signs including size, height, material, color and lighting are included, a future sign permit application fee may not be required, but a building permit may be necessary)
- Location and size of trash refuse areas and open storage areas
- Existing and proposed landscaping (location, plant type, watering system)
- Width, location and names of surrounding streets
- Location, dimensions and uses of all existing structures on adjacent property
- Statistical information, including the following: net and gross acreage in property; height, ground floor area and total floor area for each building; building area expressed as a percent of net site area; parking ratio, expressed as the ratio of total floor area used for commercial purposes, to the area devoted to off-street parking spaces, aisles and driveways, excluding walkways, landscaped areas, loading areas and unused land
- A detailed floor plan specifying each proposed use and/or occupancy and proposed square footage
- Building elevations and renderings showing the architectural design concept of the proposed development
- a preliminary landscape plan, drawn to scale not less than 1 inch equals 8 feet. Plan shall show property lines, important dimension lines, setback lines, outlines of all structures, and plants clearly located and labeled. A plant list shall be included, giving the common and botanical names of plants to be used, each plant identified by a key number corresponding to each plant on the landscaping plan
- Other information as may be determined to provide additional for the Site Plan Review Application.

I, the undersigned, understand that any permit issued pursuant to this application does not grant any right or privilege to use any building or land contrary to the provisions of the City of Delano Municipal Code. I will comply with the provisions of the Delano Zoning Ordinance. I hereby certify that I am the resident of the property described in this application, and that the information provided in this application is to the best of my knowledge, true and correct.

I certify that I am the record owner or authorized agent and that the information filed is true and

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correct to the best of my knowledge.

Applicant or Legal Agent

Date

Property Owner

Date

Applicant's signature and date indicates that applicant has read the regulations set forth in Section 20.2.60 of the City's Zoning Ordinance and agrees to abide by all of them. Any violation of these regulations will result in making null and void any City approvals for the subject Variance.

I certify that I am the record owner or authorized agent and that the information filed is true and correct to the best of my knowledge.

Applicant or Legal Agent

Date

Property Owner

Date

Processing: In order to expedite processing of this Variance Application, and to eliminate unnecessary delays to the applicant, Planning staff will not accept this application unless all items have been checked off and this application form has been signed and dated. In addition, all information is to be submitted in a neat and legible format and all drawings are to be drawn to scale.

In the event errors or omissions are discovered, the application will be deemed incomplete and will be returned to the applicant for revision.