

VARIANCE NO. _____

Processing Fee: \$867.00



Date Filed: _____

Received By: _____

**CITY OF EL CENTRO
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
APPLICATION FOR ZONING VARIANCE**

Application is hereby made to the City of El Centro, County of Imperial, State of California, for a **Variance** as set forth under Section 29-31, et. seq., of the Zoning Ordinance, Chapter 29 of the City Code of the City of El Centro, as amended.

PURPOSE OF VARIANCE: (PLEASE READ CAREFULLY) Where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the Zoning Ordinance would occur from its strict literal interpretation and enforcement, a Variance may be granted authorizing, upon such terms and conditions as are deemed necessary, such Variances therefrom as may be in harmony with the general purpose and intent of the Ordinance, so that its spirit shall be observed, public safety and welfare secured, and substantial justice done. A Variance shall **NOT** be granted to permit a use not permitted in the zone by this Ordinance.

APPLICANT:

Name _____ Telephone No. (_____) _____

Mailing Address _____

Name of Property Owner(s) (if different from above) _____

Mailing Address _____

_____ Telephone No. (_____) _____

Financial institution/Bank, providing funding for the project (if known) _____

Mailing Address _____ Telephone No. (_____) _____

Applicant is the: (check one)

- Owner
- Purchaser under contract (provide proof)
- *Lessee, acting with written approval of the Owner (five (5) year minimum).
- *Agent, acting with written approval of the Owner of the property described hereinbelow.
- Other _____

*Submit written approval with application.

DESCRIPTION OF PROJECT SITE:

Legal:

Lot

Block

Subdivision

Street Address/Location _____

Assessor's Parcel No. _____

VARIANCE REQUEST:

State exactly what is intended to be done with the property, which does not conform to existing regulations.

REQUIRED ATTACHMENTS

1. Environmental Information Form with applicable fees
2. Location Map
3. Site Plan

JUSTIFICATION/FINDINGS:

The Ordinance requires that **all** conditions set forth below shall be found to exist before the Commission may grant a Variance. The applicant shall answer the questions following each statement.

1. Because of special circumstances applicable to subject property including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. (What special circumstances are applicable to the subject project?)

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated. (Explain why the granting of the request would not be a grant of special privilege.)

3. 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. (What precautions, if any, will be taken to protect adjacent properties and the surrounding vicinity from possible nuisances created by the granting of the Variance?)

SIGNATURE:

I certify that I am the signer of the within application and have read the foregoing and certify that the contents herein are true and correct to the best of my knowledge and belief.

Date

Applicant Signature

Print Name

This petition must be verified before a notary public by the applicant and by the property owner; the acknowledgement shall be attached to the petition for each.

Please submit Zoning Variance application with the required attachments and the appropriate filing fees to the Community Development Department - Planning & Zoning Division at City Hall, 1275 W. Main Street, El Centro, California 92243. Incomplete applications will not be accepted.

If you need assistance completing the application, please contact the Community Development Department - Planning & Zoning Division on weekdays, from 8:00a.m. to 5:00p.m., at (760) 337-4545.