



Variance Application			
Planning Division		Site Plan Review	Planning Commission
Date Received:		Date	Hearing Date:
Variance No.			Resolution No.
This space for staff use only			
Applicant Information			
Applicant:		City:	Phone:
Mailing address:		State:	Zip:
E-mail address:			
Property Owner:		City:	Phone:
Mailing address:		State:	Zip:
E-mail address:			
Agent:		City:	Phone:
Mailing address:		State:	Zip:
E-mail address:			
Subject Site Information			
Site address or location of property:			
APN:			
Total property size in acres or square footage (gross/net):			
Current Zoning:			
Describe how the site is currently developed/existing land use:			
Existing land use of adjacent properties:			
Project Description			
REQUEST: Describe fully the type of use and improvements proposed; how the proposed use and improvements are to be designed and an arranged to fit into the development of adjacent property and neighborhood; and why there is a need for such use:			

IMPORTANT! Please read filing instructions before completing this application

When an application for any proposal is left for filing, the mere act of leaving the application does not mean the application has been accepted as being complete. You will be notified within thirty (30) days in writing whether the application has been accepted as being complete and setting a tentative public hearing date. This is not a local requirement, but a State requirement found in Chapter 65943 of the Government Code

This application must be filled out completely and with full answers to every statement and questions. This application must be signed by the owner or owners, or legally authorized agent.

Please submit the following information with your application:

- Site plan map (to scale) showing lot dimensions, existing structures, and easements (17 copies) 18" x 26" minimum size.
- Floor Plan map (to scale) 17 copies 18" x 26" minimum size
- All elevations of the new or existing structure (17 copies), include one color elevation depicting proposed color scheme 18" x 26" minimum size.
- Please provide one reduced copy (8 1/2" x 11") of site plan, floor plan, and all elevations.
- Submit an accurate scale drawing of the site and the surrounding area for distance of at least three hundred feet (300') from each boundary of the site showing the location of streets and property lines and the names and last known addresses of the recorded legal owners of all properties shown on the drawings. In addition, mobile home park residents will need to be identified. PLEASE TYPE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS ON MAILING LABELS and including mobile home residents which shall be identified by "resident" and "space-number." In addition, the Planning Director may at his discretion, expand the noticing requirements in high growth areas, where it is clear that the county assessor's roll is not current with names and address. (Council authorization 7-2-2002)

Findings

The Department shall provide a recommendation based on the following findings, which are required pursuant to Government Code Section 65906. Please describe how your proposal conforms to the following requirements.

- 1) Please explain the special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that the strict application of this Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical district classifications:

2) Please explain how granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located:

3) In what way will the strict or literal interpretation and enforcement of the applicable regulation deprive you of privileges enjoyed by owners of other properties classified in the same Zoning District:

Additional Findings Required for Approval:

4) That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located:

5) That the granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and district and denied to the property for which the variance is sought.

6) That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

7) That granting the variance will not be inconsistent with the General Plan.

Property Owners Affidavit

STATE OF CALIFORNIA)
CITY OF TULARE)
COUNTY OF TULARE)

WE,

I, _____ being duly sworn, depose and say that **(we are) (I am)** the owner(s) of the property involved in this application and that **(we) (I)** have been familiarized with the rules and regulations of the City of Tulare with respect to preparing and filing this application and that the foregoing statements and answers contained in this information on the attached map thoroughly and completely to the best of **(our) (my)** ability present the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respect true and correct to the best of **(our) (my)** knowledge and belief.

Telephone: _____

Signed: _____

