

CITY OF HANFORD

Application for: VARIANCE NO. _____

City of Hanford
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-2580 FAX: (559) 583-1633

Application Fee: _____
Other Fees: _____
Total Fees: _____
Receipt No. _____ Date: _____
File # _____

The purpose of this review is to determine if the proposed development conforms to the provisions of the zoning Ordinance. Only the owner or owner's agent may submit an application. When filing is done by mail, the signature must be notarized. The following information is necessary and incomplete applications will not be accepted or acted upon. Please follow these directions and PRINT OR TYPE all information. Instructions for drawing a Site Plan are stated below. If the information requested is not applicable, write NA in the space provided. Feel free to use attachments to better illustrate or explain the project.

PART A: GENERAL INFORMATION

OWNER	APPLICANT	ENGINEER/DESIGNER
NAME _____	_____	_____
ADDRESS _____	_____	_____
CITY _____	_____	_____
PHONE _____	_____	_____
EMAIL _____	_____	_____
PROJECT ADDRESS/LOCATION: _____	APN: _____	
DESCRIPTION OF VARIANCE REQUEST: _____ _____ _____		

PART B: SITE PLAN

INCLUDE A SITE PLAN DRAWN TO SCALE ACCORDING TO THE FOLLOWING INSTRUCTIONS:

1. INSTRUCTIONS FOR DRAWING A SITE PLAN

- a.) Draw the site plan on a paper that is a minimum of 8-1/2 x 11 inches and a maximum of 24 x 36 inches in size. Make the scale large enough to show all details clearly. Submit twelve (12) copies with the application. In some cases, additional copies will be necessary. The following should be shown on the site plan:
 - b.) Address of the subject property and the assessor's parcel number
 - c.) Date, North arrow, and scale of the drawing
 - d.) Dimensions of the exterior boundaries of the site

- e.) Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.
- f.) Locate and give dimensions of all existing and proposed structures on the property. Indicate the height and depth of the buildings and their distance to property lines.
- g.) Show internal circulation and loading space. Detail off-street parking, exits and entrances, complete with dimensions and number of parking spaces.
- h.) Show all fences, walls, and landscaping, with their locations, heights, materials and/or type.
- i.) Show all signs, with their location, size, height, and material used.
- j.) Show location of existing and proposed water and sewer lines.
- k.) Indicate method of storm water drainage.
- l.) Note any proposed method of fire protection.
- m.) Include any additional information that may be pertinent or helpful concerning this application.
- n.) Other data, as required, to permit the Community Development Department to make the required findings

2. Submit one legible, original copy of the Site Plan reduced to 8-1/2" x 11" must be included with the application.

PART C: JUSTIFICATION

Justification for granting the variance request must be provided by answering the following questions:
(use separate sheet if additional space is required)

1. What special circumstances applicable to the property, such as size, shape, topography, location or surroundings are present that strict application of the Municipal Code deprives the property of privileges enjoyed by other properties in the vicinity under the identical land use district classification?

2. Why is the granting of the variance necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity and land use district and denied to this property?

3. How will granting the variance not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located?

4. How would the granting of this variance not constitute a special privilege inconsistent with the limitations placed upon other properties in the vicinity and in the same land use district?

5. Will granting the variance allow a use or activity which is prohibited in the land use district where the property is located?

6. Will the granting the variance be inconsistent with the general plan?

If this is a request for a variance from the parking regulations, the following must also be answered:

1. How would this variance not now or in the future interfere with the free flow of traffic on the public street?

2. How can it be ensured that the granting of the parking variance will not create a safety hazard or any other condition that is inconsistent with the objectives of the Municipal Code?

PART D: PUBLIC HEARING REQUIREMENT

The following must be provided:

1. An accurate scaled drawing of the surrounding area for a minimum distance of three hundred (300) feet from each boundary of the site showing locations of existing streets, property lines.
2. Mailing labels with the names and last known addresses of the recorded legal owners of all properties within the 300-foot distance from the exterior boundary of the site.

PART E: CERTIFICATION

PROPERTY OWNER(S)

I am (We are) the owner(s) of the land described hereinabove and shown on the accompanying map hereby consent to the Variance request for this land.

Signature of Site Owner of Record

APPLICANT

I declare that the foregoing is true and correct.
Executed on _____ at _____, California.

Signature of Applicant

NAME (Print) _____

NAME (Print) _____