

TOWN OF WOODSIDE

Additional Information Required for All Variance Requests

Section 9-2.1101. Purposes.

In order to prevent or lessen such practical difficulties or unnecessary physical hardships which would result from the strict interpretation and enforcement of this chapter, the Planning Commission is empowered to grant relief in the form of variances. Such procedure is intended to resolve practical difficulties and unnecessary physical hardships which may result from the exceptional size, shape, topography, location of existing structures or other physical site conditions, or the use or development of property in the immediate vicinity.

The mere existence of a unique or peculiar situation which will result in a hardship to an applicant shall not require Planning Commission to grant a variance. Economic hardships or costs to the applicant resulting from the literal interpretation of this chapter may be given consideration but shall not be either a primary or sole reason for granting a variance.

Section 9-2.1107. Planning Commission Action.

The Planning Commission may grant a variance as it was applied for or may modify the request if, on the basis of the application and the evidence submitted, the Planning Commission makes all of the findings prescribed in Section 9-2.1108 of this article.

Section 9-2.1108. Findings for Variances.

a. Explain why, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and under the identical district classification.

b. Explain why the granting of the variance will not constitute a grant of special privilege; why the granting of the variance is consistent with the limitations upon other properties in the vicinity and under identical district classification; and why the granting of the variance is consistent with the objectives of the Zoning Ordinance.

c. Explain why the strict application of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary physical hardship which is not of the applicant's own making.

d. Explain why the granting of this variance would not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

e. Explain why the granting of this variance request will be consistent with the general purposes and objectives of the Zoning Ordinance and General Plan.

I, _____, hereby certify that I have read and understand the provisions of Article 11 of the Zoning Ordinance, Town of Woodside, pertaining to Variances as it relates to the property herein under consideration and that the foregoing is true and correct to the best of my knowledge.

Signature

Date

Variance No. _____ Address _____