

NOTE: This form to be submitted with the Planning Department application.

CITY OF RANCHO CORDOVA PLANNING DEPARTMENT

VARIANCE SUPPLEMENTAL APPLICATION

In order to approve a Variance, the following findings must be made by the Planning Agency:¹

- 1) Strict application of the requirements of the Zoning Code would deprive the property of privileges enjoyed by other properties in the vicinity which are in the same zoning district because of special circumstances peculiar to the subject property. "Special circumstances" can include:
 - Size
 - Topography (slopes)
 - Surroundings
 - Shape
 - Location
 - Heritage or Landmark trees
- 2) Granting a Variance would not constitute a grant of special privilege inconsistent with the limitations placed upon other properties in the vicinity which are in the same zoning district.

In the spaces below, provide the justification which you would suggest the Planning Commission use in approving the requested Variance (use additional sheets if necessary). City staff will include your justification *exactly as written below*, and will recommend to the Commission whether or not to accept these justifications.

- 1) *(Special Circumstances)*

- 2) *(Would not grant a Special Privilege)*

¹ These findings are paraphrased. For exact wording, please consult §110-20 of the Zoning Code.

ARTICLE 2: VARIANCES

110-20. Generally

Variances from the terms of this Code may be granted when the appropriate authority, as provided by this Article, finds that:

- (a) The applicant has shown that because of special circumstances peculiar to the subject property, including size, shape, topography, location, or surroundings; or because of the location of Heritage or Land Mark Trees as defined regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
- (b) The grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.