

CITY OF EL MONTE

Community & Economic Development Department



VARIANCES AND MINOR VARIANCES

PART I. PROPERTY LOCATION:

 Street Address or Assessor Parcel Nos. (APNs)

PART II. SUBMITTAL REQUIREMENTS:

1. Summary of Requests: Complete the following table. Each Variance and/or Minor Variance must be listed separately. Attach additional sheets if necessary.

Type	Zoning Code Section and Description	Zoning Code Requirement	V or MV Request and Justification
<input type="checkbox"/> V <input checked="" type="checkbox"/> MV	17.20.050(A) – Development standards for R-1 zones.	Minimum interior side yard setback of 5 ft. is required for the first floor.	Reduce the interior side yard setback for a room addition to 4 ft. The property narrows from 70 ft. wide in the front to 45 ft. in the rear.
<input type="checkbox"/> V <input type="checkbox"/> MV			
<input type="checkbox"/> V <input type="checkbox"/> MV			
<input type="checkbox"/> V <input type="checkbox"/> MV			

2. Plans and Drawings:

- a. Elevations. Required for applications related to structure height, structure setbacks, signs and fences. May be necessary for other application types. Highlight the areas of elevation that will not comply with the Zoning Code.
- b. Cross Sections. May be necessary for applications related to structure height and structure setbacks. Highlight the areas of cross section that will not comply with the Zoning Code.
- c. Vicinity Map. Required for applications related to separation of uses. May be necessary for other applications. Refer to Section 170.12.060(A) (Measurements and Calculations) of the Zoning Code. Map must be to scale.

3. Calculations: Required for applications related to parking, loading, floor area, lot coverage, landscaping areas and other calculable requirement. The information should outline the requirement, what is proposed and the numeric and percentage difference.

4. Other Plans, Drawings and Calculations (as required by staff):

<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Refer to Chapter 17.125 (Variances and Minor Variances) of the Zoning Code for additional information.

(complete the findings on the following page)

VARIANCE AND MINOR VARIANCE FINDINGS:

Street Address or Assessor Parcel Nos. (APNs)

PART II. FINDINGS:

The findings below are for the following Variance or Minor Variance:

Variance Minor Variance

Zoning Code Section: _____

Before a Variance or Minor Variance may be granted, all of the following findings must be made in the affirmative. If more than one (1) Variance or Minor Variance is requested and they are similar (e.g. for different setbacks), the responses may be consolidated. However, if they are different (e.g. for building height and separation of uses), separate findings shall be required.

- 1. The Variance or Minor Variance will not be detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity:

- 2. The Variance or Minor Variance will not authorize a use or activity that is not otherwise expressly authorized in the subject property’s zoning classification:

3. There are exceptional or extraordinary circumstances applicable to the property involved (e.g. location, shape, size, surroundings and topography), so that the strict application of this Title denies the property owner privileges enjoyed by others in the vicinity and under identical zoning classifications:

4. The Variance or Minor Variance will not provide special privileges for the property involved, which are inconsistent with other properties in the vicinity and within the same zoning classification:

5. The Variance or Minor Variance will not adversely affect the purpose, goals and policies of the General Plan, the Zoning Code and any applicable Specific Plan:

Refer to <https://www.elmonteca.gov/266/Planning-Documents> (Planning Documents) for access to the City's General Plan, Zoning Code and any applicable Specific Plan.

PART III. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

Signature _____ Date _____

Name (print) _____ Phone No. or E-mail Address _____