

Variance

Form ID: PER-102

In certain cases, as outlined in a Planned Development, Neighborhood Preservation Area ordinance, Special Planning Area ordinance, or zoning agreement, a **Variance** may be required to provide limited relief from the requirements of the Code where strict application of particular requirements will create a practical difficulty or unnecessary hardship, prohibiting use of the land in a manner otherwise allowed by the Code. If you haven't done so already, before filling out this application, please contact a planner at SacPlan@sacounty.gov to verify if you need a Variance.

Requested Variances

Please fill out the following fields with each requested deviation. See the example below.

Example

Zoning Code Citation: 530-11(4)(b) – Arden Oaks NPA Side Yard Setback

Standard: 20 feet

Proposed: 10 feet

Explanation: We are requesting a reduction of the front yard setback because neighboring buildings also have a 32-foot front yard setback. We are also able to better design our building to encourage pedestrian access from the bus stop in front of our business.

Requested Deviation #1

Request #1 Zoning Code Citation: _____

Request #1 Standard: _____ Request #1 Proposed: _____

Explanation for Request #1:

Requested Deviation #2

Request #2 Zoning Code Citation: _____

Request #2 Standard: _____ Request #2 Proposed: _____

Explanation for Request #2:

Attach copies of this page as necessary for additional requested deviations. You may also attach additional narratives to further explain requested deviations.

Required Findings

In order for a Variance to be granted, the following required findings **must** be made:

- 1. 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 Landmark Trees as defined and regulated by Chapter 19.4 of the SCC, 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 zoning district classifications.*
- 2. The grant of the Variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated.*
- 3. The requirements of this Section shall be strictly interpreted and enforced for all open space zoning district to protect the interest of the public in the orderly growth and development of cities and counties and in the preservation and conservation of open space lands*

For more details, please review [Section 6.5.1 of the Zoning Code](#). Please explain how you can meet the required findings.