

Planning and Building Agency  
Planning Division  
20 Civic Center Plaza  
P.O. Box 1988 (M-20)  
Santa Ana, CA 92702  
(714) 647-5804  
www.santa-ana.org

## VARIANCE Application

### I. Variance Requirement

A **Variance** is required when properties are proposed with development standards below the minimum standards of the zone. A variance is allowed only when extraordinary or exceptional circumstances are applicable to the property involved or the use proposed.

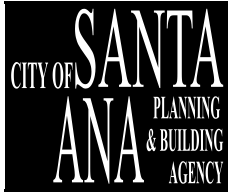
### II. Variance Purpose Clearly State the Ordinance Requirements Requested for Variance

### III. Variance Justification

The zone variance procedure is intended to provide relief from zoning ordinance regulations that result in unintended inequities or hardships when applied to specific properties and must not be a grant of special privilege. [See Santa Ana Municipal Code (SAMC) Sections 41-638 (a)(2)(i), (ii), (iii), and (iv).] The Zoning Administrator, Planning Commission, and City Council must make affirmative findings on all four items listed in the above mentioned Code sections if this request is to be approved. Your concise responses to the following four criteria are essential. [Please read SAMC Sections 41-638 (a)(2)(i), (ii), (iii), and (iv) carefully; they have been reproduced at the end of this form for your convenience.]

Section 41-638 (a)(2)(i) (special circumstances applicable):

Section 41-638 (a)(2)(ii) (preservation of substantial property rights):



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Section 41-638 (a)(2)(iii) (public welfare and surrounding property):

Section 41-638 (a)(2)(iv) (effect upon General Plan):

#### IV. Additional Notes:

#### VARIANCES OR MINOR EXCEPTIONS

FINDINGS IN COMPLIANCE WITH SECTION 41-638 (a)(2) OF THE SANTA ANA MUNICIPAL CODE:

- (i) That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges not otherwise at variance with the intent and purpose of the provisions of this chapter;
- (ii) That the granting of a variance or minor exception is necessary for the preservation and enjoyment of one or more substantial property rights;
- (iii) That the granting of a variance or minor exception will not be materially detrimental to the public welfare or injurious to surrounding property;
- (iv) That the granting of a variance or minor exception will not adversely affect the general plan of the city.