



CITY OF MODESTO

Community and Economic
Development Department
Planning Division

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Questionnaire for Variances

Municipal Code Section 10-2.2501 Purpose of a Variance.

When practical difficulties, unnecessary hardships or results inconsistent with the general purpose of this chapter result from the strict and literal interpretation and enforcement of its provisions, the board may grant variances. The sole purpose of a variance shall be to prevent discrimination, and no variance shall be granted which would have the effect of granting a special privilege not shared by other property in the same zone and immediate vicinity.

List the Section(s) of the Zoning Ordinance from which a variance is sought:

Describe the nature and extent of the variance:

In granting a variance the Board must make three findings as discussed below.

Please provide information to substantiate the required findings. All of the three findings must be substantiated by adequate and accurate information. Attach additional information if necessary.

1. There are special circumstances or conditions applicable to the property or buildings in questions which do not exist for other property or buildings in the same zone and immediate vicinity because:

2. The special circumstances or conditions are such that strict application of the provisions of this Chapter would deprive the applicant of practical use of the property or buildings because:

3. Granting the variance will be consistent with the intent and purpose of this chapter and will not be detrimental to the neighborhood or public welfare because:
