



Community and Economic Development

Planning Division

- 200 W. 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- mc_planning@maderacounty.com

VARIANCE APPLICATION

Findings of Fact

(Simplified Wording Statement)

The Variance application requires Findings of Fact (County Code Section 18.106.040) be made by the Planning Commission or the Zoning Administrator for the granting of the request. Please answer the questions outlined below which are a simplified version of the wording used for the Findings in the County Code.

Your complete response to these questions (Findings of Fact) will be valuable to the Planning Commission and the Planning Department staff in evaluating your request. Based upon these provisions of the County Code a Variance may be granted only when all of the conditions outlined are present on the site being considered by the application.

The following questions (simplified Findings of Fact) should be answered individually if possible. Your answers need not be lengthy, but they should include the reasons and facts as to why you need relief from the rules or requirements that you have requested by filing this Variance:

1. What is unique or unusual about your property or the buildings on your site as compared to other properties in your neighborhood that have the same zoning as yours. These unique or unusual features are why you need relief from the rules or requirements that you have requested through this Variance procedure.
2. Explain why the granting of your request is needed to allow the reasonable use of this property.
3. Explain why you believe that your request will not effect the health or safety of persons who live or work in the neighborhood. Also, explain why your request will not effect the welfare of your neighbors or be detrimental to property or improvements in the neighborhood.
4. Explain why the granting of your request is necessary for you to use your property or make the improvements that you desire. You need to describe why your particular request would not be viewed as a special privilege that has not been granted to other similar properties. Reasons to grant the Variance may include that other properties in your neighborhood with the same zoning were granted a Variance or don't have the limitations of your property.
5. Describe the special or unusual physical features that relate to your property such as size, shape, topography, location, or surroundings which limit your ability to develop or use your property in the same way as other property in your neighborhood which has the same zoning as yours.