



CITY OF MOUNTAIN HOUSE

Community Development Department / Planning Division
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Questionnaire for Variances

Mountain House Development Title – Chapter 9-827M, Variances.

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 Planning Commission 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 the four (4) findings below.

Please provide information to substantiate the required findings. All of the four (4) findings must be substantiated by adequate and accurate information. Attach additional information if necessary.

1. What are the special circumstances that apply to the property, leading to its deprivation of privileges enjoyed by other nearby properties with identical zoning classification?

2. Will the granting of the variance result in special privileges that are inconsistent with the limitations imposed on other properties in the vicinity and the same zoning classification as the property in question?

3. Will the variance grant authorization for a use or activity that is not explicitly permitted by the regulation governing the specific parcel of property?

4. Have all the relevant provisions of the Mountain House Development Agreement been satisfied?
