



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Expansion of an existing self storage facility

Project Location: 2998 Ivy St.

Assessor's Parcel Number (APN): 219-270-006

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

6' high decorative perimeter fencing in lieu of 6' height solid wall which is required by code.

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered “yes” and 3 and 4 “no” to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

The site has a number of utility easements running along the freeway and railroad sides of the property as wells as throughout the site that the strict application to the zoning code will require continuous footings impede on the easements and the utilities within the easements. By allowing the decorative fence would eliminate the continous footings and utilizie small pole footings along the perimeter of the easement not affecting the utilities.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

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3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

No, this will not be detrimental to the public welfare or injurious to the property

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail. No, this variance will not be contrary to the General Plan.