

Zone Variance Supplemental Form

City of Irwindale • Community Development Department

5050 Irwindale Avenue • Irwindale, California 91706 • (626) 430-2208; Fax: (626) 962-2018

The conditions below must be clearly established for Zone Variance to be lawfully granted per Irwindale Municipal Code section 17.32.060. Before any Zone Variance shall be granted, the applicant must show, to the satisfaction of the commission or the council, all of the following facts:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the vicinity and identical zone, and that the granting of a variance will not constitute a granting of a special privilege inconsistent with the limitations on the property in the vicinity and identical zone:

2. That the variance is a process for the City to waive or modify certain standards of the Zoning Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography or other physical features, the strict application of the Code denies the property owner privileges enjoyed by other property owners in the same zone. That a variance cannot be used to grant a special privilege not afforded to other property owners similarly situated:

3. That the granting of the application is necessary to prevent a physical hardship which is not of the applicant's own actions or the actions of a predecessor in interest:

4. That the granting of the application will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience:

5. That the granting of the variance will be consistent with the general purposes and objectives Title 17, Zoning Code, any applicable specific plans, and the General Plan:

Zone Variance Fees Schedule

Initial Items	Fees
Variance Application	\$2,000.00
Environmental Assessment Questionnaire	\$250.00
Newspaper Ad (One Hearing Required)	\$550.00
Public Noticing Mailing/Posting (One Hearing Required)	\$60.00
28% Admin Fee	\$800.80
INITIAL TOTAL	\$3,660.80