



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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Supplemental Planning Entitlement Application

Variance

The following information is requested to expedite the review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Contact Planning if you have any questions; omissions and errors could delay your project.

Requirements for a Complete Application

A variance must be accompanied by another entitlement, such as Architectural Review or Tentative Map.

The following items are **REQUIRED** for a complete application:

- Completed Supplemental Application Form (i.e. Architectural Review or Tentative Map) (separate form)

Applicability

Variances may only be granted from the following development standards:

- Distance between structures;
- Parcel dimensions (not area);
- Setbacks;
- Structure height;
- On-site parking, loading, lighting, and landscaping; or
- Sign regulations (other than prohibited signs).

Reference [Chico Municipal Code 19.26](#) for additional information.

Proposed Variance

Provide a description of the requested variance to the development standard(s):

Statement of Facts

Each zoning classification and land use has an associated set of development standards which are specified in the Chico Municipal Code. The Code also establishes a procedure to grant variances from these standards where unique circumstances exist to warrant relief from the strict application of these standards.

A variance can be granted only if specific findings are made to indicate that unique circumstances do, in fact, exist. These special circumstances may include factors such as the size, shape, topography, location and surroundings of a piece of property.

Provide a statement of facts for the following five findings:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property, structure, or use referred to in the application, including location, shape, size, surroundings, or topography, which do not apply generally to property, structures, or uses in the same zoning district, so that the strict application of the development standard(s) denies the property owner privileges enjoyed by other property owners in the vicinity and under an identical zoning district.

2. Granting the variance is necessary for the preservation and enjoyment of substantial property rights.

3. Granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

4. Granting the variance does not result in special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located.

5. Granting the variance will not, under the circumstances of the particular case, be materially detrimental to the public interest, health, safety, convenience, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.