

City of Selma
ZONE VARIANCE APPLICATION

TO: THE SELMA BOARD OF ZONING ADJUSTMENT:

Name of Applicant: _____

Property Address: _____

between _____ St/Ave and _____ St/Ave

Exact legal description of said property:
(Use additional sheets where necessary.)

1. Subject property acquired (date) _____

by (owner/s) _____.

2. If applicant is a lessee, give date of lease _____.

3. Original deed restrictions, if any, placed on the property pertaining to the type of improvements permitted, and date restrictions expire: (Or attach copy of restrictions, underlining those applicable).

4. Variance is requested for the following purposes:
(State exactly what is intended to be done on, or with, the property.)

FOR STAFF USE ONLY:

Application Received by: _____ Date: _____

Fee Received: Amount: _____ Date: _____ Receipt No. _____

SUBMITTAL No. _____

STATE OF CALIFORNIA)

)ss

COUNTY OF FRESNO)

I/We _____, being duly sworn, declare and say under penalty of perjury, that I am/We are the owner/lessee/agent of the property involved in this application and that all statements and information above referred to are true and correct to the best of my/our knowledge and belief.

Executed at _____, this _____ day of _____, 200__.

Telephone Number: _____ Email: _____

Signed: _____

Mailing Address: _____

The basic purpose of the City Code, Title XI is to provide light and ventilation, health and safety; to protect property and improvements and persons against avoidable inconvenience, damage, hazard or loss; to provide the economic and social advantages resulting from an orderly, planned use of land resources. It is the Selma Board of Zoning Adjustment's responsibility to ascertain whether the intended use would conform to the stated purposes of the Ordinance. Therefore, application information should be as complete as possible. The Selma Board of Zoning Adjustment is required by law to make a written finding of facts from the application that beyond a reasonable doubt, the three conditions listed below comply.

1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
2. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or zone in which the property is located.
3. That the granting of such variance will not adversely affect the General Plan or the purpose of this Ordinance.

REQUIREMENTS FOR FILING APPLICATION FOR ZONE VARIANCE

1. The Zone Variance Application Form must be filled out with full answers to every statement and question. The application must be signed by owner or authorized agent under penalty of perjury in the space provided above. Filing fee \$2,190.00
2. The Site Plan must be a clear and accurate drawing of suitable size showing the parcel dimensions, its location with respect to adjacent streets, and the location of all existing and proposed buildings, structures or other improvements, with their distances from the parcel lines clearly shown. Drawings of proposed buildings on a scale large enough to illustrate the subjects under discussion are required as exhibits with this application. 25 copies of site plan, 25 copies of floor plan, 15 copies of elevations. Copy of map in PDF or TIFF format.
3. Initial Study Application \$1,340.00.
4. Radius list and labels \$270.00
5. Fresno County Recording fee \$50.00
6. Public Hearing fee \$270.00 + cost of ad.