



# CITY OF PINOLE

## Community Development Department

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## VARIANCE

A **Variance** is an official permit that allows deviation from Zoning Code requirements. Examples of a variance include:

- Increasing the height of a building
- Reducing property setbacks
- Reducing the number of parking spaces

### **For a variance to be granted the following findings must be met:**

- Property specific conditions exist such as size, shape, topography, location or where the strict interpretations of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the same zoning district.
- No detriment to the public health, safety, welfare, injuries to improvements to the vicinity will occur.

### **Variances will not be granted for any of the following reasons:**

- Personal, family or financial difficulties
- Loss of anticipated profits
- Zoning violations
- A hardship created by the property owner
- A variance cannot be a grant of special privilege

### **Application Materials**

- Completed Planning Application Form
- Administrative Variance: \$566, Single-Family: \$789, All Others: \$2,304
- Fee: \$150 fee for sign to be posted on site
- Fee: \$100 mailing fee
- Mailing labels for property owners and residents within a 1000 ft. radius of site
- Ten (10) full-size sets of plans and one (1) reduced 11x17 size

### **Process**

There are two different processes to grant a variance. **Administrative Variances** are reviewed and approved by the Planning Director and requested when numerical requirements cannot be met. Administrative variances apply only to residential zones. Examples include allowing an uncovered parking space or constructing a handicap ramp in the setback. (See Chapter 17.40.050 of the Pinole Zoning Code)

Regular **Variances** are reviewed and approved by the Planning Commission and apply to residential and commercial zones. Examples include deviation from parking requirements and increasing fence height when differing zones abut each other. (See Chapter 17.40.010 of the Pinole Zoning Code)

- \* Project approval is subject to review and not guaranteed. For additional information about variances, please contact the Planning Department at (510) 724-8912.