

Project Address: _____



APPLICATION FOR EXCEPTION TO TOTAL FLOOR AREA

CITY OF BELVEDERE • PLANNING COMMISSION
450 SAN RAFAEL AVE • BELVEDERE, CA 94920-2336
PH. 415-435-3838 • FAX 415-435-0430 • WWW.CITYOFBELVEDERE.ORG

FOR STAFF USE ONLY

Date: _____ Rec'd. by: _____ Amount: _____ Receipt No.: _____
Assessors Parcel No: _____ Zone: _____

TO BE COMPLETED BY APPLICANT

Address of Property: _____

Type of Property: _____

Record Owner of Property: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

_____ Email: _____

Owner's Representative: _____

Mailing _____ Daytime Phone: _____

Address: _____ Fax: _____

_____ Email: _____

ORDINANCE REQUIRES: _____ sq. ft. YOUR APPLICATION HAS: _____ sq. ft.

As provided in Belvedere Municipal Code Section 19.52.120(1), I hereby apply for an exception to the floor area requirements in the Zoning Ordinance. I propose that the Planning Commission make the following findings of fact:

1. That primary views from adjacent properties, as well as from the street, are not significantly impaired by the additional square footage, because: _____

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2. That there are unusual characteristics applicable to the parcel which minimize the impact of a greater floor area, because: _____

3. That the proposed structure(s) are appropriate in mass, bulk, and character for the parcel, the neighborhood, and the zoning district, and meet(s) all Design Review criteria, because: _____

4. That the additional square-footage will not substantially reduce the privacy otherwise available to residents of adjoining properties, because: _____

In addition, Section 19.52.120(2) includes guidelines that the Planning Commission must follow. I propose that the following guidelines can be met:

5. That the proposed new construction would not create a new or expand on existing nonconformity on the property, because: _____

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(For purposes of this Section, floor area in the existing structure which is in excess of the requirements of this chapter shall not be considered to be an “existing nonconformity” on the property, and the grant of a floor area exception hereunder shall not be deemed to create a “new nonconformity.” Additionally, for purposes of this section, where an applicant proposes to construct new and additional parking spaces, construction of parking structure or spaces within a setback shall not be deemed to create a nonconformity.)

6. That the proposed new construction is not a continuation, expansion, or subsequent phase of a project for which one or more variances were granted, which project was completed within two years prior to the floor area exception application, because: _____

I, the undersigned owner of the property herein described (or owner representative, as authorized by completion of a Statement of Ownership and Designation of Representative), hereby make application for approval of the exception as requested, and I hereby certify that the facts, statements and information presented herein and in the attached exhibit(s) are true and correct to the best of my knowledge and belief

Signature: _____

Name: _____

Date: _____