



VARIANCE JUSTIFICATION STATEMENT

PLANNING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
5111 BENITO STREET, P.O. BOX 2308, MONTCLAIR, CA 91763
(909) 625-9477
www.cityofmontclair.org

Case No. _____

Applicant _____
(Property owner of record only)

Chapter 11.82 of the Montclair Municipal Code requires that, before granting a variance, the Planning Commission shall adopt a resolution stating that each of the findings below have been made. Answers should be complete and detailed for each statement. Additional sheets may be attached if necessary.

1. That because of special circumstances applicable to the subject property, including its size, shape, topography, location or surroundings, the strict application of the provisions of Title 11 of the Montclair Municipal Code is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners in the vicinity and under identical zone classifications.
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to other property or improvements in the vicinity and zone in which the property is located.
4. That the granting of such variance will not be contrary to the objectives of any part of the adopted General Plan.