

# VARIANCE PERMIT APPLICATION PACKET

## The City of Ripon



*Community Development Department*

**FILING INSTRUCTIONS:** Complete applications must be received by the planning department no later than sixty (60) days prior to the next scheduled planning commission meeting.

**PROCESSING PROCEDURE:** Variance Permit applications are reviewed during a public hearing by the planning commission in accordance with the Development Code, Title 16, Chapter 16.84, and unless otherwise advised by the planning department, applicants or their authorized representatives are required to attend the meeting to present their project to the commission. A copy of the agenda and staff report will be mailed no later than seventy-two (72) hours prior to the commission meeting. Meetings may be held between the applicant and the project review team prior to the completion of the staff report to address issues identified during the review period.

**APPLICATION SUBMITTAL REQUIREMENTS:** Unless otherwise determined by the planning department, an application for a variance permit must include the following:

- Application and preliminary environmental assessment fees
- Vicinity Map (8 ½ x 11)
- The property owner or record's name and mailing address and resident's address if property owner is absentee for every property within a 300 foot radius of the project site, measured from the perimeter of the project boundary line(s). Two formats must be provided: 1) self adhesive mailing labels which include property owner of record's name and mailing address, and 2) the assessor parcel number (APN) and the property owner of record's name and mailing address in label format on single sheet, one sided white copy paper.
- Sufficient information in writing, drawings, or pictures to show the detail of the proposed use or building.
- Site Plan Diagram (Twenty (20) copies at 18" x 24" folded to approximately 8 ½ x 11" and one (1) 8 ½" x 11" reduction) containing the following information:
  - Property owner/applicant (include address and phone number)
  - A workable scale, noted on plan
  - Dimensions: parcel, project area, buildings and all other features including but not limited to parking and landscaping
  - Property lines
  - North arrow, north to top of page
  - Street address of project
  - Existing features: structures to be retained, utility poles, hydrants, pavement, fences, sidewalks, street lights, trees (note on each item whether it is to be removed or retained)
  - Plan lines/elevations (front/rear/both side views)
  - Walkways
  - Parking stall dimensions and driveways \*including handicap ramp)
  - New landscaping, perimeter and interior
  - Fence locations, height and type
  - Trash areas with enclosures
  - Calculation Table: lot size, floor area, number of parking stalls, landscaped area, lot coverage (%)
  - Delineation of phasing, where applicable
  - Color renderings, indicating type and color of exterior materials, and chips if required by the Planning Director
  - Other appropriate information:  
Commercial/Industrial – easements, loading docks, open storage areas, etc.  
Residential – recreational facilities and other amenities
- Detailed explanation for the requested variance. *State law requires, in order to consider granting a variance, that there are special circumstances which deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.*

**APPEAL PROCEDURE:** Any applicant or person claiming to be directly and adversely affected by any action of the Planning Commission may, within ten (10) days after said action, file a written appeal along with the appropriate fee, with the City Clerk for transmittal to the City Council. Said appeal shall stay the issuance of any permits in connection with the action, pending the decision of the City Council. Upon the receipt of an appeal, the City Council shall, after receiving a report from the Planning Commission, and after at least one (1) Public Hearing, render a decision sustaining, amending, or overruling the Planning Commission action.

# Variance Application

**City of Ripon**  
259 North Wilma Ave.,  
Ripon, CA 95366  
FAX 209-599-2685  
Phone 209-599-2108

<b>For Official Use Only</b>	
V# _____	Fee _____
PEA# _____	Fee _____
<b>Completed App. ( ) Yes ( ) No</b>	

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**PROPERTY OWNER:**

Name: \_\_\_\_\_ Phone No. \_\_\_\_\_  
(Print)

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

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**APPLICANT:** ( ) Same as Above

Name: \_\_\_\_\_ Phone No. \_\_\_\_\_  
(Print)

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

**PROJECT SITE INFORMATION:**

Address: \_\_\_\_\_

Assessor Parcel Number (APN): \_\_\_\_\_

Present Zone: \_\_\_\_\_ Actual Use: \_\_\_\_\_

Project Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Special Circumstances: ( ) YES ( ) NO If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



I hereby certify, under penalty of perjury, that the information provided herein is true and correct.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date