

AN APPLICANT'S GUIDE

MINOR DEVIATION VARIANCE

City of Pomona Planning Division



PURPOSE

Each zoning district contains specific development standards such as setbacks, height limitations and parking requirements. There may be occasions, however, when the strict application of certain standards may be inappropriate because of special characteristics of the property. Minor Deviation Variances designed to allow minor deviations to certain requirements of the zoning ordinance upon approval by the City Planner when such requests constitute a reasonable use of the property not permissible under the zoning code. If granted, a Minor Deviation Variance would allow the following:

- Decrease of not more than twenty- percent (20%) of the required width of depth of a lot when total lot area requirements are met.
- Decrease of not more than twenty- percent (20%) of the required width of a front, rear or side yard of the required yard between buildings.
- An increase of not more than two (2) feet in the permitted height of a fence or wall, subject to the review and conditions of the Public Works Director.
- A decrease in the number of required parking space of not more than twenty- percent (20%) when total required space are at least thirty (30) spaces.
- An increase of not more than ten percent (10%) in the maximum allowable lots coverage.
- A decrease in parking aisle or space width of not more than ten percent (10%).
- A decrease of ten percent (10%) in minimum floor area of residential units.
- A decrease of ten percent (10%) in landscaping island size of total landscaping requirements within parking areas.
- An increase of not more than twenty percent (20%) of the maximum allowable sign area and a n increase of not more than ten percent (10%) of the maximum allowable sign height.

APPLICATION SUBMITTAL REQUIREMENTS

- One copy of completed application signed by property owner
- Fees-refer to fee schedule
- Three (3) completed sets of plans, including site development plan, floor plans, and building elevations. Drawings must be to scale.