



TYPE II VARIANCE SUPPLEMENTAL APPLICATION

- To allow **TYPE II VARIANCE:** **Concurrent** **Standalone¹**
 for the reduction or increase in _____

 for the elimination of _____

 for _____

- To allow **SUBDIVISION VARIANCE:** **Concurrent** **Standalone¹**
 for _____

¹ – A Standalone Variance includes no other Public Hearing request.

Applicant must complete the chart below with the information requested for each variance. If there are more than five (5) variances requested, please provide the information on a separate sheet of paper.

ULDC CODE SECTION	REQUIRED	PROPOSED	VARIANCE

Building Permit # (If applicable): _____ Code Violation Notice # (If applicable): _____

TYPE II VARIANCE STANDARDS

The Palm Beach County Unified Land Development Code, Article 2.B.3.E, requires a statement of special reason or the basis for the variance required. Article 2.B.3.E states that in order to authorize a variance, the Zoning Commission shall and must find that the conditions enumerated below have been met. The Seven Standards below are one of the factors staff uses in formulating their recommendations and opinions. **Applicant must address each standard listed below separately and completely in the Justification Statement to be submitted as an attachment.**

1. Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure, that are not applicable to other parcels of land, structures or buildings in the same zoning district.
2. Special circumstances and conditions do not result from the actions of the applicant.
3. Granting the variance shall not confer upon the applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district.
4. Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship.
5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.
6. Grant of the variance will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code.
7. The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.