



4D | Variance & Waiver

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PART I. PROPERTY LOCATION

Street Address and/or Assessor Parcel Nos. (APNs)

PART II. SUBMITTAL REQUIREMENTS:

1. Summary of Requests: Complete the following table. Each Variance (VAR) and/or Waiver (WAV) must be listed separately. Attach additional sheets if necessary.

		Zoning Code	VAR or WAV Request and Justification
☐ VAR ☐ WAV	9X.XX.XX -- Development standards for R-1 zones.	Minimum interior side yard setback of 10% up to 5 ft. is required for the first floor.	Reduce the interior side yard setback for a room addition to 2 ft. The property narrows from 70 ft. wide in the front to 45 ft. in the rear.
☐ VAR ☐ WAV			
☐ VAR ☐ WAV			
☐ VAR ☐ WAV			



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- 2. Plans and Drawings:
 - a. Elevations. Required for applications related to structure height, structure setbacks, signs and fences. May be necessary for other application types. Highlight the areas of elevation that will not comply with the Land Use Code.
 - b. Cross Sections. May be necessary for applications related to structure height and structure setbacks. Highlight the areas of cross section that will not comply with the Land Use Code.
 - c. Vicinity Map. Required for applications related to separation of uses. May be necessary for other applications.
- 3. Calculations: Required for applications related to parking, loading, floor area ratio, lot coverage, landscaping areas and other calculable requirement. The information should outline the requirement, what is proposed and the numeric and percentage difference.
- 4. Other Plans, Drawings and Calculations (as required by staff):

☐	
☐	
☐	

(complete the findings on the following page)



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VARIANCE AND WAIVER FINDINGS:

Street Address and/or Assessor Parcel Nos. (APNs)

PART III. FINDINGS:

The findings below are for the following Variance or Waiver:

- ☐ Variance
- ☐ Waiver

Before a Variance or Waiver may be granted, all of the following findings and justifications must be made in the affirmative. If more than one (1) Variance or Waiver is requested and they are similar (e.g. for different setbacks), the responses may be consolidated. However, if they are different (e.g. for building height and separation of uses), separate findings and justifications shall be required.

- A) There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division:

- B) If it will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof.



City of Torrance, Community Development Department, Planning Division

3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

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- C) If it will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

Refer to TorranceCA.gov/PlanningDivision for access to the City's General Plan, Land Use Code, and other planning documents.

PART IV. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

Signature

Date

Name (print)

Phone No. or E-mail Address