



City of Burlingame Fence Variance Application

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.84.030). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Refer to the end of this form for assistance with these questions.

- A. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.**

- B. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.**

- C. Explain why the proposed fence at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.**

- D. How will the proposed fence be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?**

A. *Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.*

Do any conditions exist on the site which make other alternatives to the variance impracticable or impossible and are also not common to other properties in the area? For example, is there a creek cutting through the property, an exceptional tree specimen, steep terrain, odd lot shape or unusual placement of existing structures? How is this property different from others in the neighborhood?

B. *Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.*

Why is the proposed fence height necessary? Do the requirements of the law place an unreasonable limitation or hardship on the development of the property? If the application denied, would there be an unreasonable property loss or an unnecessary hardship resulting from the denial?

C. *Explain why the proposed fence at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.*

How will the proposed fence affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Think about traffic, noise, lighting, paving, landscaping sunlight/shade, views from neighboring properties, ease of maintenance, etc.

Public health includes such things as sanitation (garbage), air quality, discharges into sewer and stormwater systems, water supply safety, and things which have the potential to affect public health (i.e., underground storage tanks, storage of chemicals, situations which encourage the spread of rodents, insects or communicable diseases).

Public safety. How will the proposed fence affect police or fire protection? Could the fence create a nuisance or need for police services or fire services?

General welfare is a catch-all phrase meaning community good. Is the proposal consistent with the city's policy and goals for conservation and development? Is there a social benefit?

Convenience. How would the proposed fence affect public convenience (such as access to or parking for this site or adjacent sites)?

D. *How will the proposed fence be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity.*

How will the proposed fence be compatible with the existing and potential uses in the general vicinity? State why your project would be consistent with potential uses in the vicinity.

How does the proposed fence compare aesthetically with existing neighborhood? If it does not affect aesthetics, state why. Is the fence designed to match existing architecture, pattern of development on adjacent properties in the neighborhood?

How does the proposed fence compare to neighboring structures in terms of mass or bulk? Compare its size, appearance, orientation, etc. with other structures in the neighborhood or area.