

**Palm Beach County Zoning Division**

2300 N. Jog Road

West Palm Beach, Florida 33411

Phone: (561) 233-5200

TYPE 2 VARIANCE SUPPLEMENTAL APPLICATION

Applicants seeking a Type 2 Variance are required to submit this Type 2 Variance Supplemental with the submittal of the General Application (Form 1) for Public Hearing & DRO Administrative Processes. Variance applications may be submitted separately or concurrently with a request for a Development Order (DO) unless determined by the DRO that the variance is subject to a Standalone Application, and must be approved prior to the submittal of the DO application. See ULDC Article 2.B.7.E.2, Prohibition, for a list of regulations that are not subject to a Variance. Email questions and request for Word version of this form to PZB-ZoningIntake@pbc.gov.

Part 1 – General Information

Application Name		Date	
Control No./Name		Control Acres	
Variance Type	<i>Indicate Zoning Variance or Subdivision Variance</i>		

Part 2 – Justification - General Requirements

Each Variance application must include an attached Justification Statement addressing the seven (7) Standards pursuant to Article 2.B.7.E.6 for each Variance requested, addressing each standard separately and completely in the Justification Statement and submit as an attachment.

6. Standards for Zoning or Subdivision Variance. The ZC shall consider and find that all seven criteria listed below have been satisfied by the Applicant prior to making a motion for approval, of a Zoning or Subdivision Variance: [Ord. 2006-036]

- a. 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 district;
- b. Special circumstances and conditions do not result from the actions of the Applicant;
- c. Granting the Variance shall not confer upon the Applicant any special privilege denied by the Plan and this Code to other parcels of land, buildings, or structures, in the same district;
- d. 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 district, and would work an unnecessary and undue hardship;
- e. Granting the Variance is the minimum Variance that will make possible the reasonable use of the parcel of land, building, or structure;
- f. Granting the Variance will be consistent with the purposes, Goals, Objectives, and Policies of the Plan, and this Code; and,
- g. Granting the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Part 2 - Variance Information

For each proposed variance, provide the information below. Repeat the rows for each additional Variance.

Variance 1

Variance Summary	<i>Provide a short paragraph summarizing the proposed Variance, including the ULDC reference.</i>
ULDC Regulation	<i>Provide the ULDC Regulation verbatim from the ULDC.</i>
Proposed Regulation	<i>Provide the proposed regulation.</i>
Proposed Variance	<i>Describe the proposed Variance.</i>

Variance 2	
Variance Summary	<i>Provide a short paragraph summarizing the proposed Variance, including the ULDC reference.</i>
ULDC Regulation	<i>Provide the ULDC Regulation verbatim from the ULDC.</i>
Proposed Regulation	<i>Provide the proposed regulation.</i>
Proposed Variance	<i>Describe the proposed Variance.</i>
Variance 3	
Variance Summary	<i>Provide a short paragraph summarizing the proposed Variance, including the ULDC reference.</i>
ULDC Regulation	<i>Provide the ULDC Regulation verbatim from the ULDC.</i>
Proposed Regulation	<i>Provide the proposed regulation.</i>
Proposed Variance	<i>Describe the proposed Variance.</i>
Variance 4	
Variance Summary	<i>Provide a short paragraph summarizing the proposed Variance, including the ULDC reference.</i>
ULDC Regulation	<i>Provide the ULDC Regulation verbatim from the ULDC.</i>
Proposed Regulation	<i>Provide the proposed regulation.</i>
Proposed Variance	<i>Describe the proposed Variance.</i>
Variance 5	
Variance Summary	<i>Provide a short paragraph summarizing the proposed Variance, including the ULDC reference.</i>
ULDC Regulation	<i>Provide the ULDC Regulation verbatim from the ULDC.</i>
Proposed Regulation	<i>Provide the proposed regulation.</i>
Proposed Variance	<i>Describe the proposed Variance.</i>