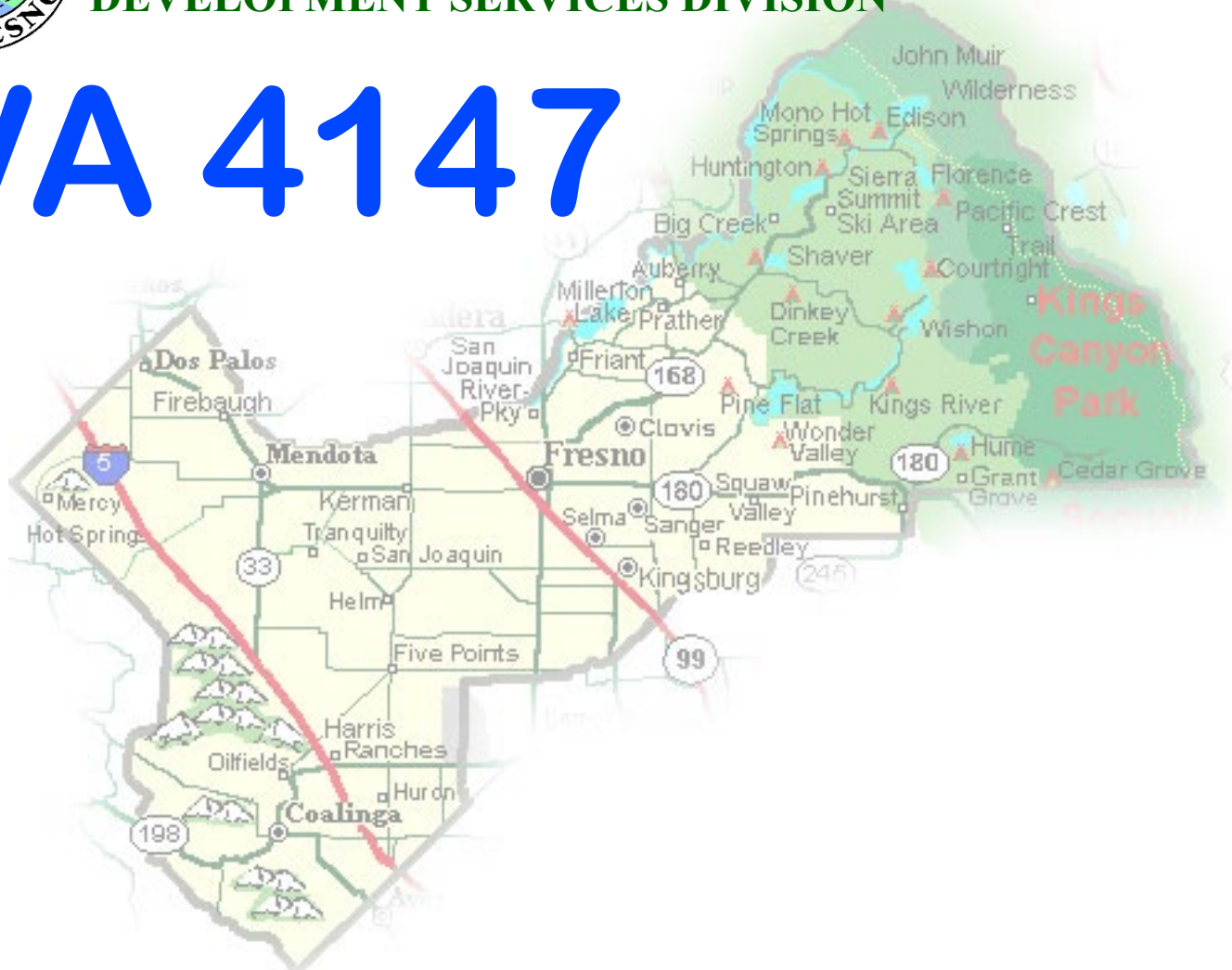




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4147



BACKGROUND

VARIANCE
NO. 3969
APPROVED
IN 2015

APPLICANT
FAILED TO
FILE MAP

LOCATION MAP

VA 4147

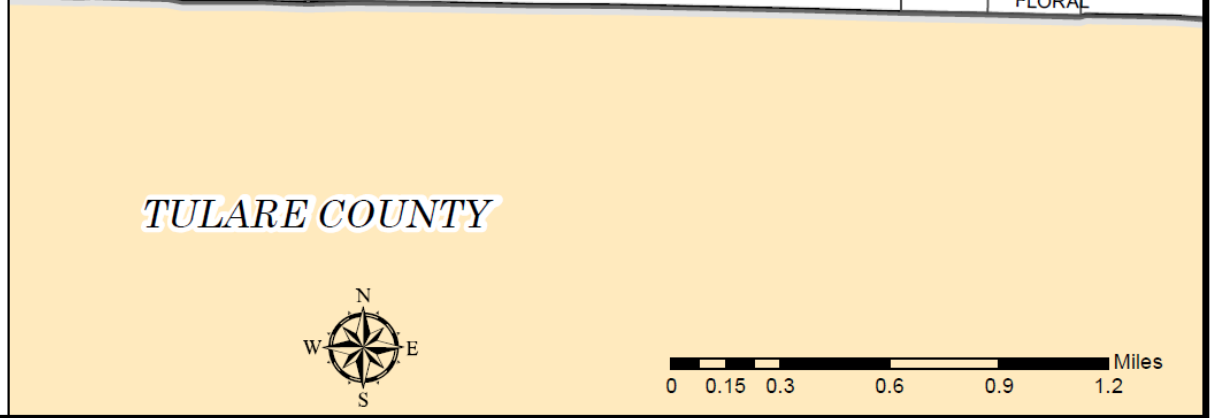
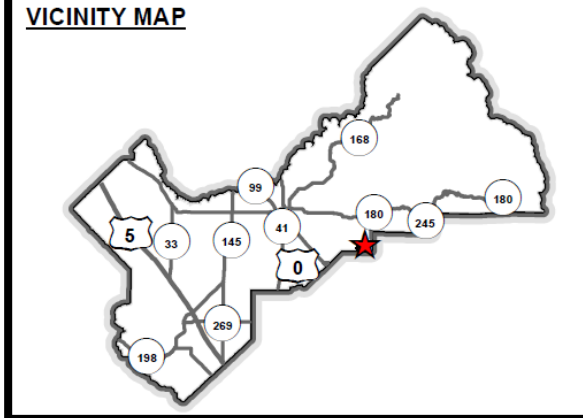
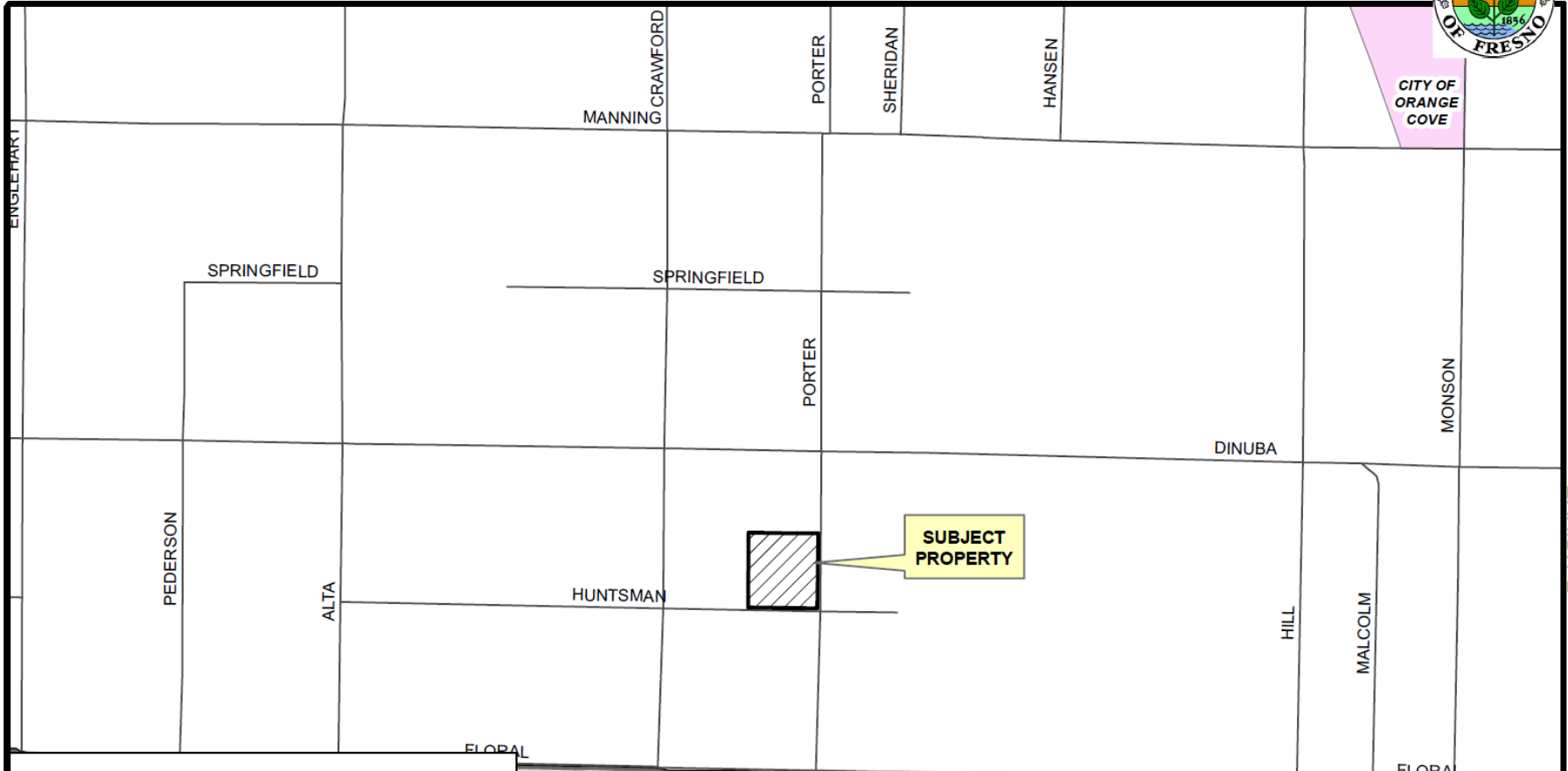


EXHIBIT 2

EXISTING ZONING MAP



CITY OF ORANGE COVE

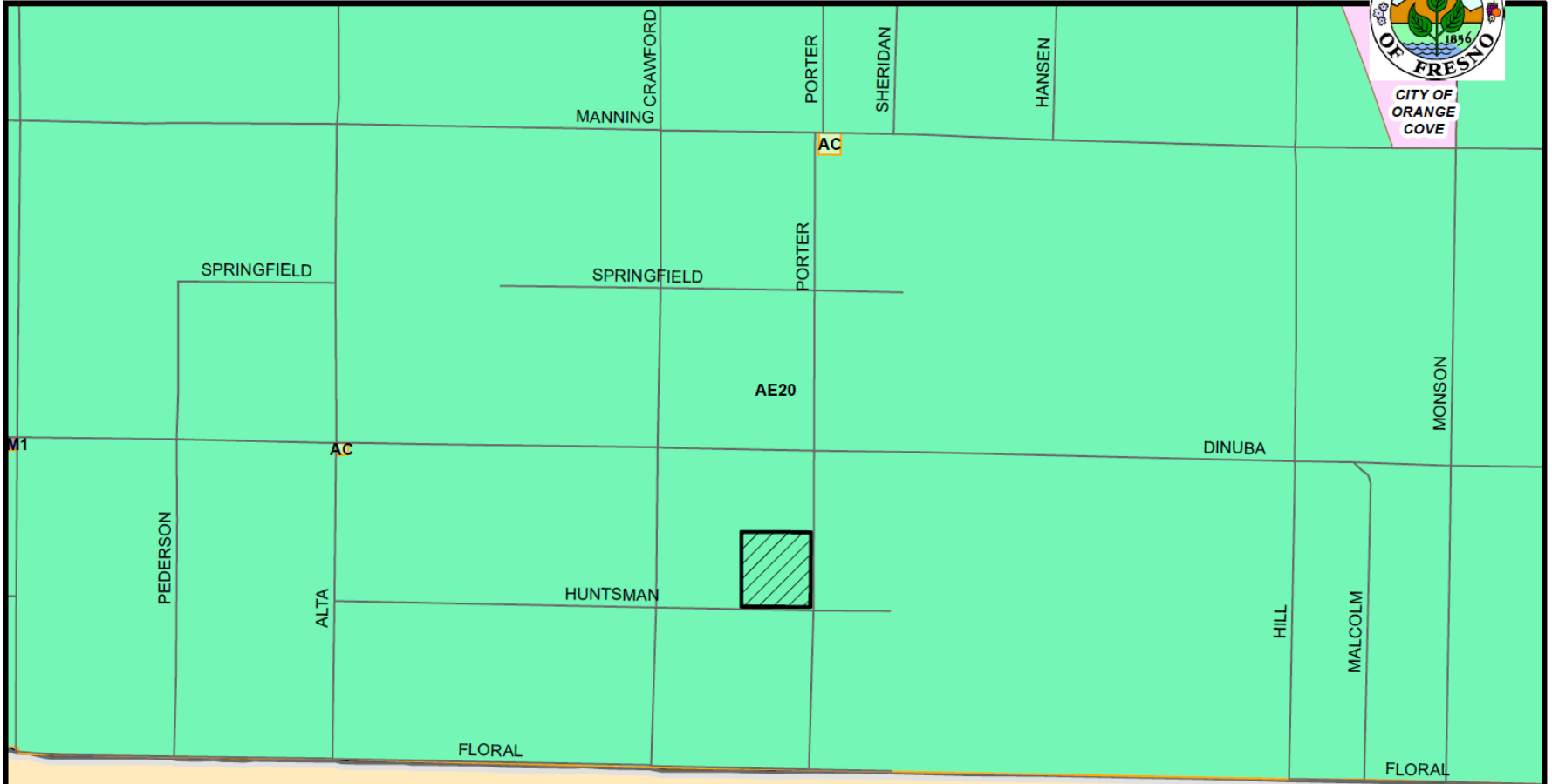
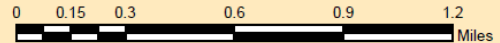


EXHIBIT 3

Legend

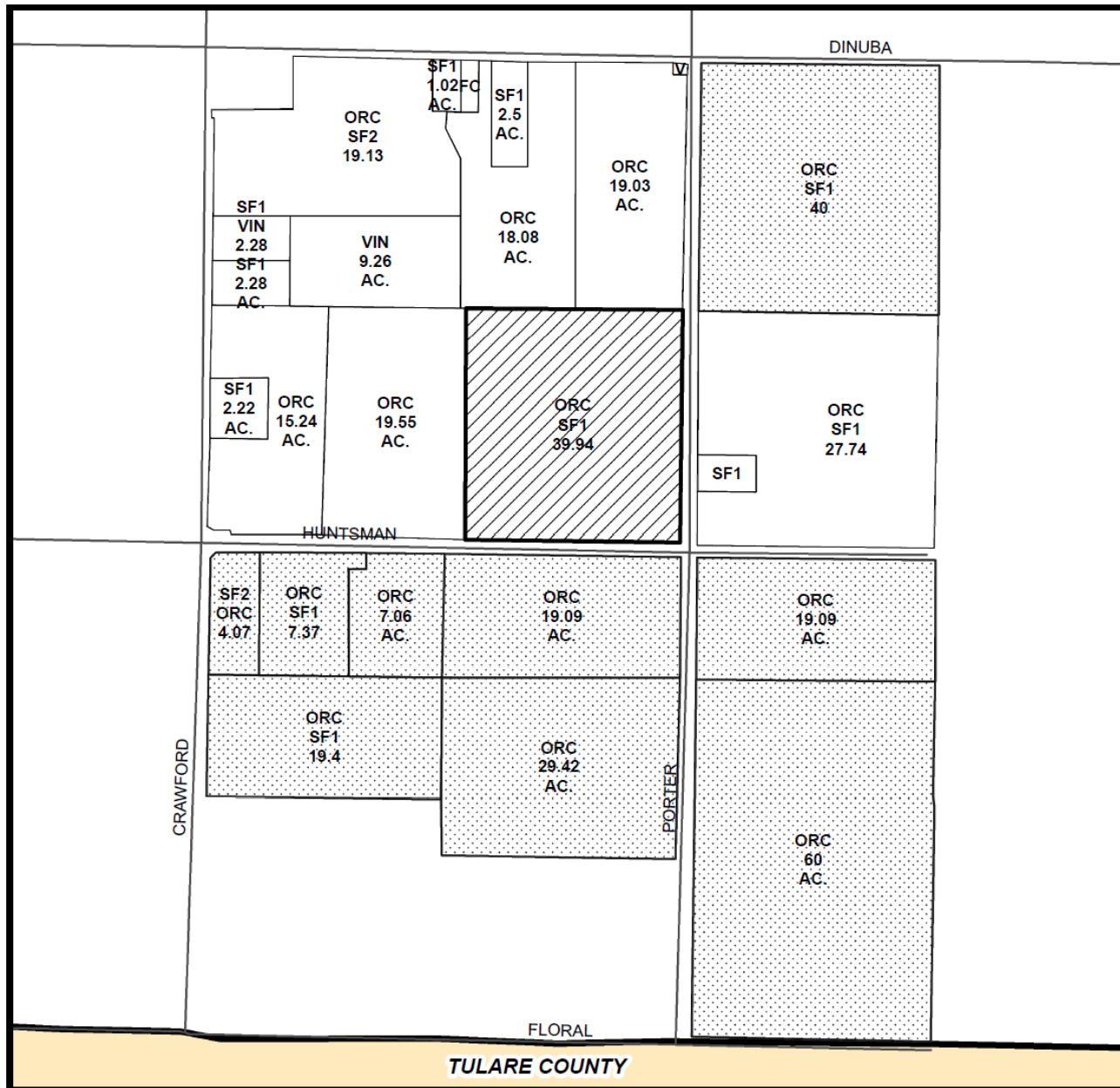
- Subject Property
- City of Orange Cove
- AC
- AE20
- M1
- Tulare County

TULARE COUNTY



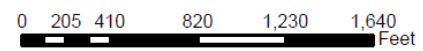
EXISTING LAND USE MAP

VA 4147



| LEGEND | |
|--------|-------------------------|
| FC | FIELD CROP |
| ORC | ORCHARD |
| SF# | SINGLE FAMILY RESIDENCE |
| V | VACANT |
| VIN | VINEYARD |

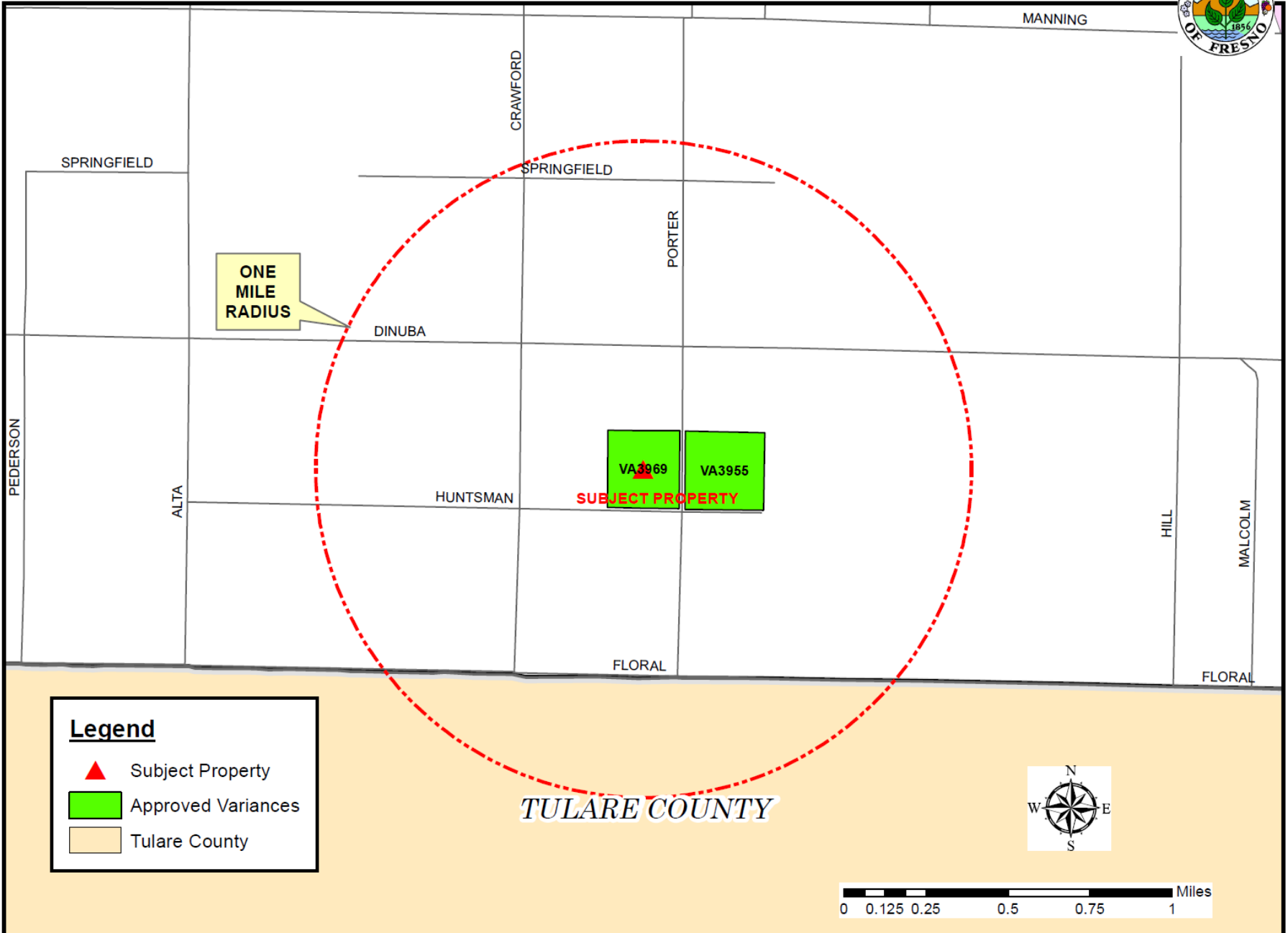
- LEGEND:**
- Subject Property
 - Ag Contract Land
 - Tulare County



Department of Public Works and Planning
Development Services Division

EXHIBIT 4

APPROVED VARIANCES WITHIN A ONE MILE RADIUS



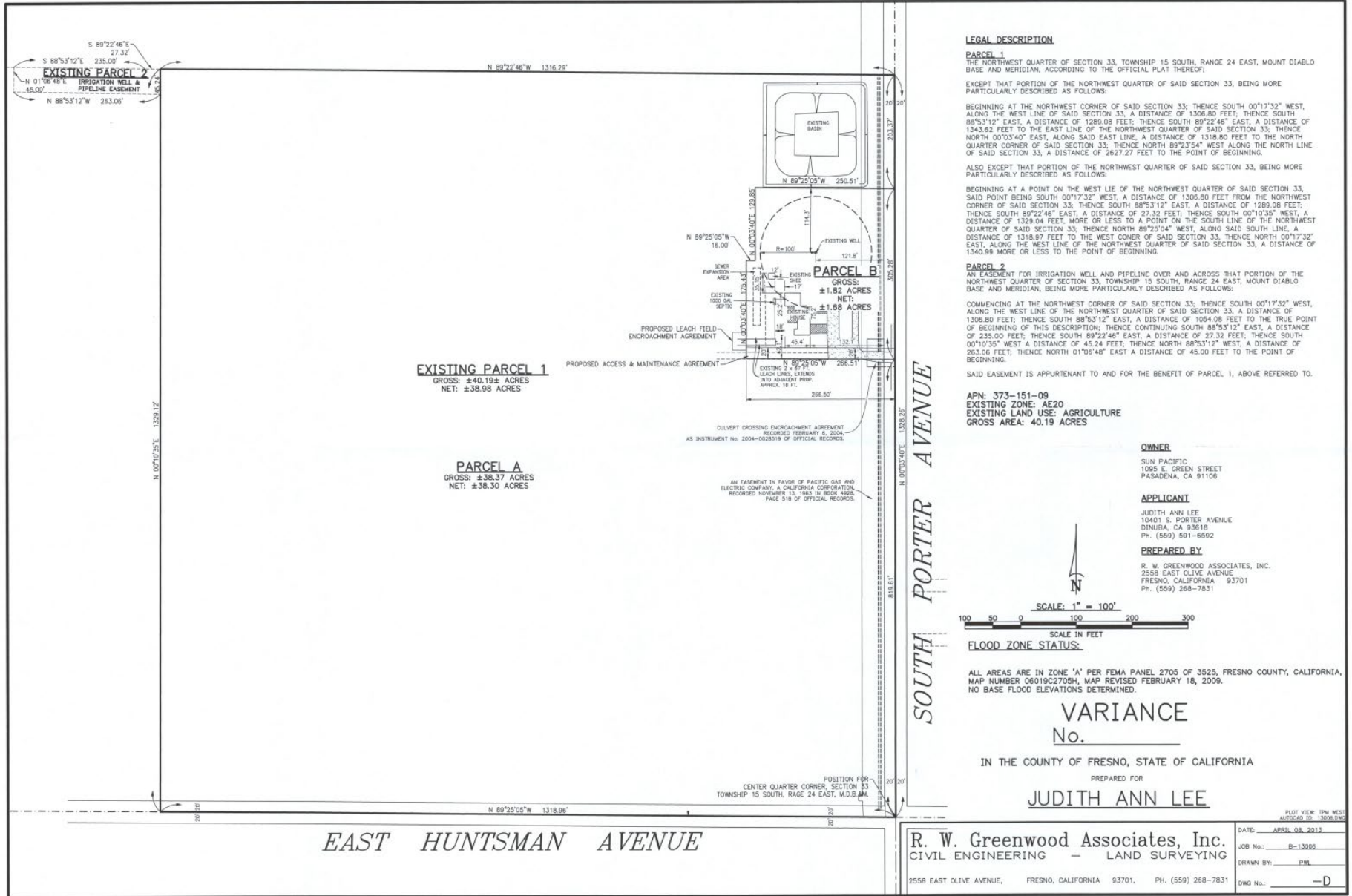
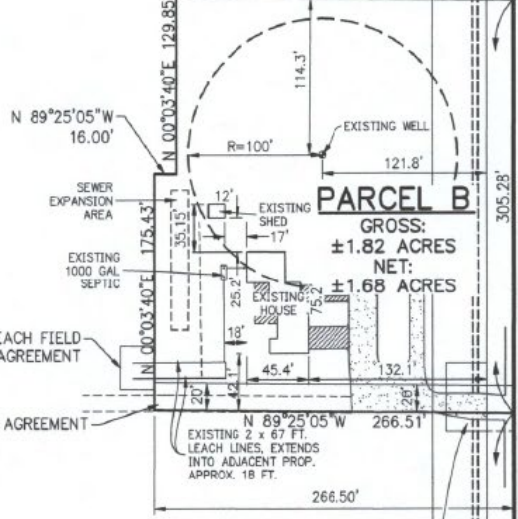
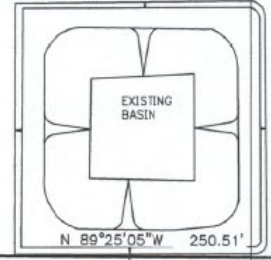


EXHIBIT 6

N 89°22'46"W 1316.29'

20' 20'
203.37'
305.28'
819.61'
N 00°03'40"E 1328.26'



PARCEL B
GROSS: ±1.82 ACRES
NET: ±1.68 ACRES

EXISTING PARCEL 1
GROSS: ±40.19± ACRES
NET: ±38.98 ACRES

PARCEL A
GROSS: ±38.37 ACRES
NET: ±38.30 ACRES

CULVERT CROSSING ENCROACHMENT AGREEMENT
RECORDED FEBRUARY 6, 2004,
AS INSTRUMENT No. 2004-0028519 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF PACIFIC GAS AND
ELECTRIC COMPANY, A CALIFORNIA CORPORATION,
RECORDED NOVEMBER 13, 1963 IN BOOK 4928,
PAGE 518 OF OFFICIAL RECORDS.

PORTER AVENUE



Porter Ave

Porter Ave

E Huntsman Ave

E Huntsman Ave

E Huntsman Ave

Property is:

- **Not a unique circumstance**

Property is:

- Not a unique circumstance
- **Not deprived of property right enjoyed by others**

Property is:

- Not a unique circumstance
- Not deprived of property right enjoyed by others
- **Variance would provide a “Special Privilege” not enjoyed by others**

| Findings | Description | Findings Met |
|----------|--|--------------|
| 1 | Exceptional or extraordinary circumstances or conditions | NO |
| 2 | Necessary for the preservation and enjoyment of a substantial property right of the applicant | NO |
| 3 | No adverse effect on surrounding neighborhood | YES |
| 4 | Not contrary to the objectives of the General Plan | NO |

Recommended Denial:

- **Not a unique circumstance**
- **Not deprived of property right enjoyed by others**
- **Variance would provide a “Special Privilege” not enjoyed by others**