

Variance Application

In order to expedite the process, please read carefully and submit the required information and documents.

Please submit all required materials to the Pend Oreille Community Development Department.

General Information

- ◆ This application is for the requesting of relief from the County's bulk, dimension, and associated performance standards.
- ◆ Variance applications are approved by the Community Development Director.
- ◆ A Notice of Application and Notice of Decision will be mailed to the following:
 - The applicant
 - Owners of the parcels within 300 feet of the property where the variance will be located.
 - State agencies with jurisdiction
 - The local newspaper
 - Those who have requested to be on the mailing list regarding this application
 - Parties of record
- ◆ The applicant must meet all of the following requirements in order to be granted a variance.
 - The strict applications of bulk, dimensional, or performance standards significantly interferes with reasonable use of the property.
 - Variance applications must be asking for relief from County regulations for unique conditions of the property due to irregular lot shape, size, natural features, special considerations associated with infill development, and application of the master program .
 - The variance will not grant a special privilege not enjoyed by others properties in the area.
 - The variance application requests the minimum necessary to afford relief.
 - The public interest, as determined by the County, will suffer no substantial detrimental effect.



Located at: 625 West 4th Street

Newport, WA 99156

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Phone: 509-447-4821

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Visit us online at

Pendoreilleco.org

Owner Contact Information

Property owner(s): _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone number: _____

Email address: _____

Agent/Applicant: _____

If an agent is acting on behalf of a property owner please fill out and attach the Landowner Consent Form

Property Information

Parcel number of property: _____

Legal description: _____

Property use:

- Residential Commercial Agricultural Timber Other

Please describe if 'Other' is checked: _____

What is the property currently zoned? _____

Physical address of the property: _____

City: _____ State: _____ Zip: _____

Road Access

What road is adjacent to this property? _____

Does an approach already exist?

- YES NO

Critical Areas

If there are any critical areas on this property please describe them. (Shorelines, streams, water bodies, wetlands, flood plains, slopes over 40% grade)

Sewage Disposal

- Connection to existing community system On-site system

Water Supply

- Community system Drilled well
- Please check if a water right is secured.

What Regulation are You Asking for a Variance From?

- Development Buffers Environmentally Sensitive Areas
- Building Regulations Subdivisions
- Binding Site Plans Recreational Vehicle Park Regulations
- Other (Please specify) _____

Written Description of the Variance Being Requested

Please Explain How You Meet All of the Following Criteria

1. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.

- 2. That the strict application and interpretation of the provisions of this Title would result in practical difficulties or unnecessary hardships.

- 3. The granting of the variance will not be materially detrimental or prejudicial to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

- 4. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of the properties in the vicinity and zone in which the property is located.

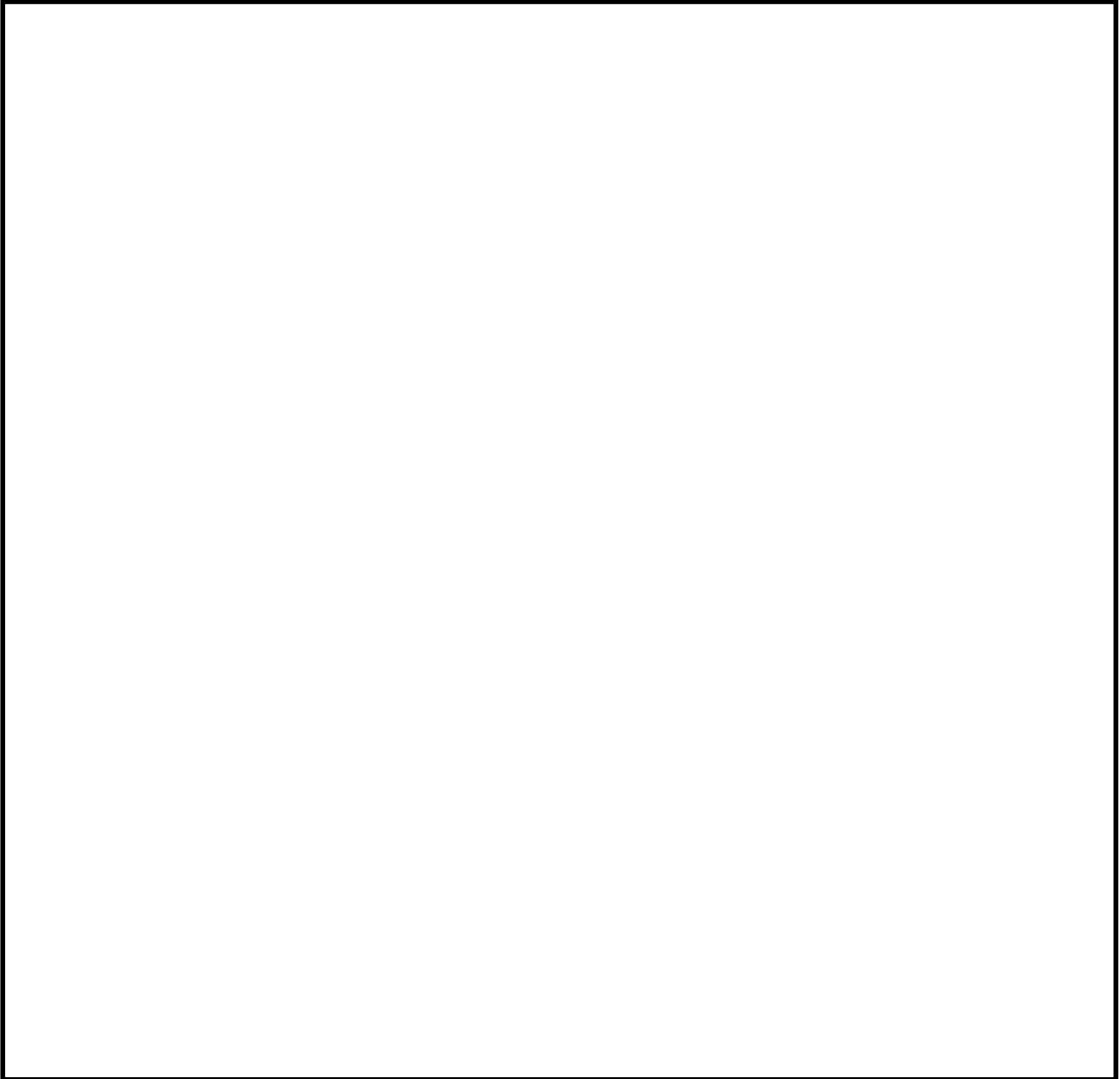
5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

The information in this application has been filled out to the best of my knowledge.

Signature: _____ Date: _____

Please include a site plan drawn to scale. You may use the space below or attach a separate piece of paper. The site plan should include...

- Septic systems & drain fields
- Property lines & dimensions of parcel
- Proposed variance
- Distances between structures and parcel lines
- Location of existing & proposed structures
- North arrow & scale
- Locations of existing & proposed roads/driveways
- Distances between structures & waterbodies
- Location of any surface water



The information on this site plan has been drawn to the best of my knowledge

Signature of Applicant: _____ Date: _____