

PEND OREILLE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
418 S. Scott Avenue
P.O. Box 5066
Newport, WA 99156
(509) 447-4821
pendoreilleco.org



SHORELINE 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 County Community Development Department.

General Information

- This application is for the requesting of relief from the County's bulk, dimension, and associated performance standards in the Pend Oreille County Shoreline Master Program.
- Variances must be consistent with the policies of the Shoreline Management Act and the goals and policies of the Shoreline Master Program.
- Shoreline Variance Applications must be approved by the Community Development Department. County approved variances are then sent to the Department of Ecology at the end of the local appeal period. The Department of Ecology must either approve, deny, or conditionally approve every variance within 30 days of receiving a complete permit application.
- A Joint Aquatic Resource Permits Application (JARPA) must be completed, signed, and turned in with this application.
- If the proposal occurs on lands covered by water, a SEPA checklist is required.
- The County may not use a variance to approve a use prohibited by the Shoreline Master Program
- A Notice of Application and Notice of Decision will be mailed by the Community Development Department to the following:
 - The applicant
 - Owners of 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 endowed to other properties in the area
 - The variance application requests the minimum necessary to afford relief
 - The design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and Shoreline Master Program and will not cause adverse impacts to the shoreline environment
 - The public interest, as determined by the County, will suffer no substantial detrimental effect
 - The public rights of navigation and use of shorelines will not be adversely affected
 - The variance will not interfere with the operation of a federally licensed dam
 - Application Fees Paid

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Owner Contact Information

Property Owner: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

E-mail: _____

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 affected 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 property: _____

City: _____ State: _____ Zip: _____

Road Access

What road is adjacent to this property? _____

Does an approach already exist? YES NO

Critical Areas

Current shoreline designation?

Rural Higher Intensity Rural Conservancy Rural Residential Natural

Urban Conservancy Urban Residential Urban Higher Intensity

What is the adjacent waterbody?

Pend Oreille River Diamond Lake Sacheen Lake Bead Lake

Davis Lake Marshall Lake Other _____

Are there wetlands on/adjacent to this property? YES NO

If yes, please describe: _____

Is the project within an identified 100-year floodplain, per FEMA maps? YES NO

Will grading activities exceed 250 cubic yards? YES NO

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2) Would the strict application and interpretation of the provisions the relief is being sought from result in practical difficulties or unnecessary hardships?

3) Would the granting of this variance be materially detrimental to the public welfare or damaging to the property or improvements in the vicinity in which the subject property is situated?

4) Would the granting of this variance constitute special privilege inconsistent with the uses of the properties in the vicinity and zone in which the property is located?

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5) Is this variance requested the minimum necessary that will make possible the reasonable use of the land, building, or structure?

6) How will the variance not interfere with the operation of any federally licensed dam? (For projects located landward of the Ordinary High Water Mark.)

7) How will the public rights of navigation and the use of the shorelines not be adversely affected by the granting of this variance?

I certify that the information, statements, attachments, and exhibits submitted in this application are true to the best of my knowledge.

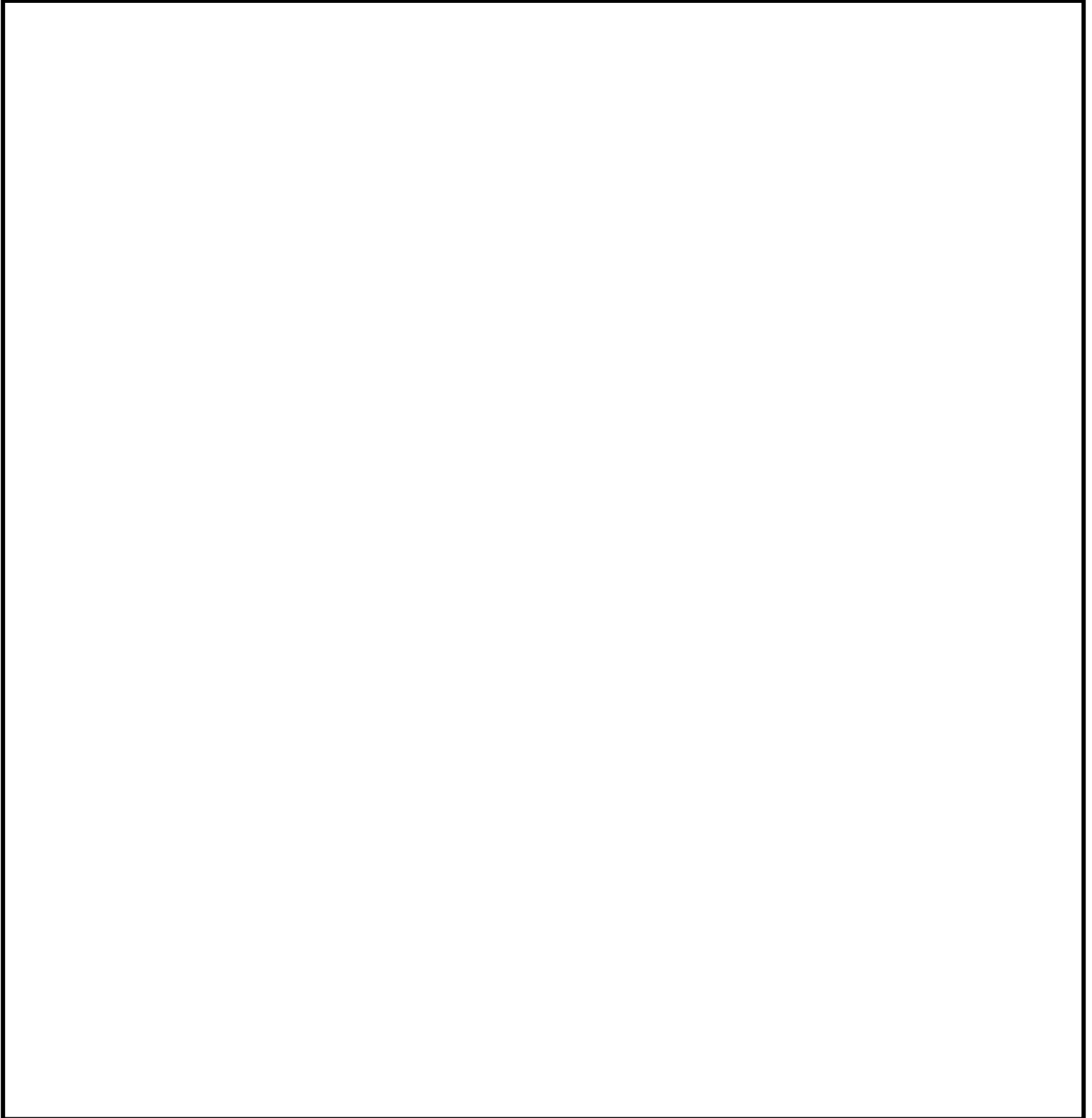
Applicant's Signature

Date

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SITE PLAN

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

- Septic systems & drain field
- Distances between structures and parcel lines
- Location of existing & proposed structures
- Locations of existing & proposed roads/driveways
- Property lines & dimensions of parcel
- Distances between structures & waterbodies
- North arrow & scale



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CROSS SECTION PLAN

The cross section plan is a side view drawing and must show the water depth at the water-ward end of the proposed development, as well as the complete distance from the Ordinary High Water Mark. You may use the space below or attach a separate piece of paper.

