

CITY OF BUCKLEY

P.O. Box 1960 • Buckley, WA 98321 • (360) 761-7801

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ZONING VARIANCE, BMC 19.40



File Number:	<hr/>	
Zone:	<hr/>	
Parcel Number(s):	<hr/>	
Site Address:	<hr/>	
Date amount received:	<hr/>	
TR#	<hr/>	
Hearing Date:	<hr/>	
Decision:	<input type="checkbox"/> Approved	
By:	<input type="checkbox"/> Approved with conditions	
Date:	<input type="checkbox"/> Denied	
Bond Required:	<input type="checkbox"/> No <input type="checkbox"/> Yes \$	
Expiration Date (12 months):	<hr/>	
Extension Date (12 months):	<hr/> /	

Receipt stamp

NO WORK OR ACTIVITY MAY BE STARTED WITHOUT APPROVAL AND ISSUANCE OF A PERMIT.

I. General information. This section of the permit application is to provide basic information about the applicant and the proposal, billing information, and the proposal's location. Please place a check in the square that indicates the permit's billing address.

Indicate appropriate billing address by checking box

<input type="checkbox"/> A. Applicant/Property Owner:	Phone # <hr/>
Name: <hr/>	
Address: <hr/>	
City, state, zip: <hr/>	
E-mail address: <hr/>	
B. Project address and/or location: <hr/>	
Parcel ID#: <hr/>	
<input type="checkbox"/> C. Applicant, if different from property owner:	Phone # <hr/>
Name: <hr/>	
Address: <hr/>	
City, state, zip: <hr/>	
E-mail address: <hr/>	
<input type="checkbox"/> D. Contractor/Installer:	Phone # <hr/>
Name: <hr/>	
Address: <hr/>	Contractor Lic. #
City, state, zip: <hr/>	
E-mail address: <hr/>	
<input type="checkbox"/> E. Contact Person:	Phone # <hr/>
Name: <hr/>	
Address: <hr/>	
City, state, zip: <hr/>	
E-mail address: <hr/>	

II. Specific variance information.

This section of the permit application is to provide specific information about the proposal and asks you to provide information required by the code section(s) affecting this permit. Your answers will help the city expedite our decision on your request. Decisions are made by the hearing examiner. Variance permits expire 12 months after approval (BMC 19.40.60). Variances may be granted and an extension granted that can't exceed one year. (BMC 19.40.070).

A. Variance details.

1. Please provide a summary of your request:

City use only

2. Is the property shaped oddly?

Please describe:

Yes No

3. Does the property contain critical areas or critical area buffers?

If yes, please describe:

Yes No

4. Does the property contain easements or restrictions that interfere with your proposal?

If yes, please describe:

Yes No

5. Is it possible to alter the proposal to conform to code requirements?

Please explain:

Yes No

6. Do other lots in your area and zone contain the same or similar use or structure that is proposed?

Please explain:

Yes No

7. If the proposal is allowed, how might it affect the immediate neighbors?

8. If the proposal is allowed, how might it affect the city in general?

9. If the proposal is allowed, how might it affect the character of the neighborhood?

10. Could the proposal cause damage to any property or improvements in the area?

11. How does the code or city requirement prevent the proposal?

12. Indicate the code sections or requirements that prevent the proposal:

13. Given that the proposal does not meet all of the city's regulations, how is the project consistent with the spirit and purpose of the zoning code and comprehensive plan?

B. Property information.

1. Parcel Description: Provided: Yes No
2. Attach legal description of parcel. Provided: Yes No
3. Land Restrictions:
 - a. Are there existing restrictions for the use of the land (e.g. CC&R, Easement, etc.)? Provided: Yes No
If yes, please provide a copy.
 - b. Are there proposed restrictions for the use of the land (e.g. CC&R, Easement, etc.)? Provided: Yes No
If yes, please provide a copy.
 - c. Were any permits been previously granted for the property? If so, please list permit numbers below: Provided: Yes No
Previous permits:

4. Surrounding property information

Provide the comprehensive plan designation, zone and current use of the parcels surrounding the parcel proposing the conditional use:

Direction	Comp plan designation	Zone	Current use
North:			
South:			
East:			
West:			

Note: If the parcel is at a diagonal to north, please modify the form to NW/SW/NE/SE, as appropriate.

Abbreviations.

Comp plan designations:

Industrial & general commercial (**I&GC**), Commercial & mixed use (**C&MU**)

Urban higher density (**UHD**), Urban lower density (**ULD**)

Zoning designations:

Central commercial (**CC**), General commercial (**GC**), Historic commercial (**HC**), High density residential (**HDR**)

Light industrial (**LI**), Neighborhood mixed use (**NMU**), Public (**P**), Sensitive (**S**)

Single family residential zone (**R-20,000**), Residential zones (**R-6,000, R-8,000**)

C. Decision criteria.

FOR YOUR APPLICATION TO BE APPROVED, YOUR PROPOSAL **MUST** MEET ALL OF THE FOLLOWING CRITERIA:

REQUIRED FINDINGS TO GRANT VARIANCE

A Variance may be approved only if all of the following findings can be made regarding the proposal and are supported by the record.

Each determination granting a variance shall be supported by written findings showing specifically wherein all of the following conditions exist:

1. Describe the unusual conditions applicable to the subject property, including size, shape, topography, location, natural features or surroundings, which were not created by the owner or applicant, the strict application of this title would deprive the property of rights and privileges enjoyed by other properties in the vicinity and zone in which the subject property is located; and

2. Describe why the requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located; and

3. Describe how the granting of such variance will not be detrimental to the Public health, safety, comfort, convenience and general welfare; and

will not adversely affect the established character of the surrounding neighborhood; and

will not be injurious to the property or improvements of such vicinity and/or zone in which the property is located

City use only

BMC 19.40.030

4. The literal interpretation and strict application of the applicable provisions or requirements of this title could cause undue and unnecessary hardship; and

5. The requested variance would be consistent with the spirit and purpose of the zoning code and adopted land use policies or comprehensive plan, as applicable.

III. APPLICANT CERTIFICATION:

I hereby certify that:

1. I have read and examined this application and know the same to be true and correct.
2. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.
3. The granting of a permit does not provide authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.
4. I understand and agree to abide by the conditions of approval.
5. **RIGHT OF ENTRY:** By signing this application the property owner and applicant grant unto the City and its agents the right to enter upon the project site for purposes of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue for the duration of permit review until all necessary permit approvals are issued, including any public hearings and administrative appeals and including up to issuance of a certificate of occupancy if applicable. Applicant and owner agree that if the property of the project site is transferred to a new owner that permit review and any applicable permitting deadlines may be suspended by the City until right of entry is granted by the new property owner.

SIGNATURE OF APPLICANT*

Date

* (Must be the owner of the property or have a documented legal ownership interest verified by the City)

IV. Submittal requirements.

Material for variances is often dependent on the request. The submittal requirements must include enough information to prove to the hearing examiner that your request meets code. This may include a survey.

1. Along with the application, please provide two sets of stamped envelopes with names and addresses of all property owners within 300 feet of the project boundary and a property listing map. The City of Buckley is to be the return address; the use of "forever" stamps is recommended.
2. Vicinity Map
3. 3 copies of the site plan showing existing and proposed conditions.
4. Anything else that will help staff understand the proposal.

Provided:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Provided:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Provided:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Provided:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No