



Shoreline Master Program Variance Application

Community Development Department
3100 Belmont Blvd. Suite 104, West Richland, WA 99353
509-967-5902 Fax 509-967-2419 Inspection Line 967-3518

Note: Application shall not be accepted unless the applicant has attended a Pre-Application conference or has submitted a Pre-Application conference waiver

PROPERTY OWNER INFORMATION Contact Person

Owner:	
Address:	
Phone:	Email:

APPLICANT/CONTRACTOR INFORMATION (if different) Contact Person

Company:	UBI#
Contact:	
Address:	
Phone:	Email:

PROPERTY INFORMATION

Legal Description:	Parcel #	
Current Zoning:	Current Land Use Designation:	Shoreline Designation:

PURPOSE

The purpose of variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in the applicable master program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

APPLICATION MUST INCLUDE

1. Completed Application.
2. Title Insurance company certificate, issued no more than 30 days prior to application, showing ownership of the property and all lien holders.
3. A site plan, drawn to scale, showing all details of the proposal – include property lines, easements, building locations(s) and dimensions, parking areas, access driveways, landscaping areas, critical area features, fences, signs, storm water control features, existing wells and drainfields, fire hydrants, significant cut or fill areas, etc...
4. Preliminary layout of building interior (uses and sizes of rooms).
5. Any other information the Planning Director deems necessary to determine compliance with applicable.
6. Pre-Application Conference waiver (if applicable).
7. SEPA Checklist.

DESCRIPTION OF REQUESTED VARIANCE

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Describe how the above hardship is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size or natural features and the application of Master Program requirements, and not for example, from deed restrictions or the applicant's own actions:

Describe how 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:

Describe how the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area:

Describe how the variance requested is the minimum necessary to afford relief:

Describe how the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located and how the public interest will suffer no substantial detrimental effect:

I authorize employees and officials of the City of West Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of West Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: _____

Applicant Signature: _____ Date _____