



PLANNING DEPARTMENT

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Pioneering pathways to prosperity.

FILE NUMBER: _____

FEE: _____

VARIANCE

Date Received: _____ Planner Initials: _____ Date Complete: _____ Planner Initials: _____

DETAILED SPECIFIC WRITTEN REQUEST

Standard/Criterion proposed to be varied: _____

Dimension or distance normally required: _____

Proposed dimension or distance: _____

A variance up to 50% of the requirement can be decided by Administrative Decision. A variance greater than 50% of the requirement or variance resulting in less than a 5 foot setback must be decided by the Planning Commission.

- Administrative Variance
- Planning Commission Variance

DETAILED STRUCTURAL INFORMATION

NATIONAL SCENIC AREA CRITERIA ONLY

General Management Area

- 1. A building height, setback or buffer specified in this Ordinance to protect one resource would cause the proposed use to fall within a setback or buffer specified in this ordinance to protect another resource.

Describe the resource that would be protected through the proposed variance:

- 2. Variation from the specified building height, setbacks or buffer would, on balance, best achieve the protection of the affected resources.

Describe how the variance would best achieve the protection of affected resources:

3. A building height, setback or buffer specified in the standards for protection of scenic, cultural, natural, recreational, agricultural, or forestry resources may be varied in the General Management Area in order to allow a residence to be built on a tract of land upon a demonstration that:
 - a. The land use designation otherwise authorizes a residence on the tract;
 - b. There is no site on the tract (all contiguous lots or parcels under the same ownership) on which a residence could be placed practicably in full compliance with the building height, setback or buffer; and
 - c. The variance from the specified building height, setback or buffer is the minimum necessary to allow the residence.

List any contiguous property that you own (3.b) and explain how the proposal is the minimum necessary to allow the development (3.c). Reducing the size of the development, or altering its configuration must be discussed to justify the proposal.

Special Management Area Only

1. It has been shown that no practicable alternatives exist, as evidenced by completion of a practicable alternative test. A practicable alternatives test has been submitted? YES NO
2. The natural resources mitigation plan completed in accordance with Chapter 14 of this ordinance ensures that the development can be mitigated to ensure no adverse effects would result. A resource mitigation plan has been submitted? YES NO

WASCO COUNTY CRITERIA (OUTSIDE NATIONAL SCENIC AREA):

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, which result from lot size or shape, topography, or other circumstances over which the property owner since the enactment of this Ordinance has had no control:

Describe the circumstances and explain why they are exceptional or extraordinary:

- 2. The variance is necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zoning district in the area.

What property right is denied you by the applicable standards, which is also enjoyed by other property owners in the same zone and area?

- 3. The variance would conform with the purposes of this Ordinance and would not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan.

Describe how approval of the proposed variance would not impact adjacent surrounding properties:

- 4. The variance requested is the minimum variance which would alleviate the difficulty.

Reducing the size of the development, altering its configuration, or changing its location must be discussed to justify the proposal:

- 5. The variance is not the result of a self-created hardship.

Describe how the proposed variance is not the result self-created hardship such as locating the development too close to property lines or wanting something at a size or in a location that could be changed to meet the standards:
