

VARIANCE APPLICATION

STEVENS COUNTY LAND SERVICES—PLANNING DIVISION

Street Address: 260 S. Oak—Courthouse Annex, Colville, WA
Mailing Address: 215 S. Oak—Courthouse Annex, Colville, WA 99114
Phone: 509-684-2401 Fax: 509-684-7525

FOR OFFICE USE ONLY

File Number: _____

Receipt: _____

Date Received: _____

(TYPE 2 APPLICATION)

Application Submittal Checklist:

- Application fee** of \$300.00, payable to Stevens County Land Services.
- Two copies of the proposed site plan**, on minimum size paper 8-1/2 x 11", drawn to a scale large enough to clearly portray all of the detail. The site plan shall show the following:
 1. The size and dimensions of the property.
 2. Existing and proposed structures.
 3. Existing and proposed sewage disposal systems
 4. Existing wells and water lines
 5. Any surface water, such as lakes, ponds, streams or wetlands.
 6. The topography and physical characteristics of the lot, including slopes, drainage and elevation.
 7. The location of structures on adjoining properties
 8. North arrow and scale of map.
- Supplemental information**
 1. Photographs of property area or structure for which variance is requested
 2. Other _____
- Completed application form**

APPLICANT SIGNATURES

This application is subject to all additions to and changes in the laws, regulations and ordinances applicable to the project until a Determination of Completeness is issued pursuant to SCC 3.30.110. I/We certify that the information contained on this application is true, complete and accurate to the best of my/our knowledge. I/We understand that information will be used by Stevens County for the purpose of determining whether this proposal meets the Decision Criteria specified in SCC 3.20.030. I/We hereby grant to Stevens County, the right to enter the above described location to inspect the proposed work.

Signature of: (Circle one) Property Owner

Primary Contact/Agent

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CONTACT INFORMATION

Primary Contact: _____

Mailing Address: _____

City: _____ State _____ Zip _____

Day Time Phone: _____ Fax: _____

Email Address: _____

Property Owner(s): _____

Mailing Address: _____

City: _____ State _____ Zip _____

Day Time Phone: _____ Fax: _____

Email Address: _____

PROPERTY LEGAL DESCRIPTION

Tax Parcel Number(s): _____

Legal Description

Sec. _____ Twp. _____ Rge. _____

Or Name of Subdivision: _____ Lot _____ Block _____

Site Address/City _____

PROJECT DESCRIPTION

What is the existing and/or proposed use of the property?

What part of your proposed project does not meet requirements? Please describe the variance(s) you are requesting?

Height of structure_____

Property line setbacks_____

Road right of way width_____

Water supply_____

Other information that describes your variance request

REVIEW CRITERIA

The County will consider the criteria listed in SCC 3.20.030 in reviewing applications for variances and may only approve an application if the applicant demonstrates that all of the criteria are met. The questions listed below are designed to identify your project’s compliance with the criteria, so please provide complete information to support your request.

Sec. 3.20.030 (A) Decision Criteria for Variances

- 1. Why does strict enforcement of the requirement create an unnecessary hardship or deprive you of the rights commonly enjoyed by others in the same area?

2. Does the property have a unique size, shape, topography or location? If so, please describe.

3. Did an action by the applicant or property owner create the need for the variance? If so, what happened?

4. Would granting a variance create a health or safety problem? Please explain.

5. Would granting a height or setback variance infringe upon the rights of adjacent property owners or interfere with an easement? Please explain.

6. Is your request the minimum necessary in order to complete your project? Please explain.

Sec. 3.20.030 (B) Decision Criteria for Variances

A variance is not appropriate and shall not be granted to change a use or to allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located. Granting of a variance shall not relieve an applicant from complying with any other standard or requirement of this Title unless and only to the extent that such standard or requirement is specifically addressed as part of the decision on the requested variance.