

**WASCO COUNTY
VARIANCE APPLICATION**

DETAILED SPECIFIC WRITTEN REQUEST

Ordinance Criterion proposed to be varied? _____

Requirement? _____

How much is this proposed to be varied? _____

Administrative Review? (up to 50% of the standard) YES NO

Planning Commission Review? (greater than 50% or resulting in less and a 5 foot
Setback of the standard) YES NO

DETAILED STRUCTURAL INFORMATION

Existing Improvements				
	Length	Width	Height	Square Footage
Dwelling				
Garage				
Other				
Proposed Improvements				
Dwelling				
Garage				
Shed				
Decks				
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting				
Other				

NSA 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;

Cite that ordinance criterion that allows a residence. _____

- 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

List any contiguous properties _____

Describe why there are no other practicable alternative locations on the tract to site the proposed development in full compliance.

- c. The variance from the specified building height, setback or buffer is the minimum necessary to allow the residence.

Describe how the proposal is the minimum necessary to allow the development. Reducing the size of the development, or altering its configuration must be discussed to justify the proposal.

Special Management Area

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 OF NSA ONLY):

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 exceptional or extraordinary circumstances _____

- 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 rights of property ownership are denied to you by Ordinance standards, which are enjoyed by other property owners in the same zone? _____

- 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.

County Administrative Variance Only

- 1. The variance does not result in a setback of less than five (5) feet from the property line.

Indicate the setback. _____
If is less than 5 feet from the property line, the variance will be reviewed by the Planning Commission.

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections Chapter 2.060(A)2 or 2.060(B)(8), _____

Review Criteria: Chapter 3 _____

Chapter 8, Sections 8.010, and 8.020, 8.030, 8.040, & 8.050 or 8.070 _____

Other: _____

Legal Parcel: Property has been determined to be a legal parcel?

Fire Safety: A Fire Safety Self Certification Form has been submitted?

Site Plan: A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?

Elevation drawings: An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- | | | |
|---|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| Other: Specify _____ | | |

Easements – Are there any easements on the property (aerial or land based)? NO YES
If easement limits development, deed(s) shall be required which explain the easement.
Describe: _____

Water Resources
Are there water sources on property or adjacent properties? NO YES
If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer? NO YES

Setbacks
Proposed development meets all property and agricultural setbacks? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES

Is property still subject to conditions from previous review? NO YES

If yes, list review # and condition(s). _____

Access:
Property has a legal access from _____

Waiver of Remonstrance is required? NO YES

County or ODOT approach permit is required and has been obtained or initiated? NO YES

Address:
Address exists and has been verified to be correct? _____ NO YES

Address needs to be assigned after approval? NO YES

