

CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT
Telephone: 503-861-0920

HARDSHIP VARIANCE APPLICATION
Warrenton Development Code – Section 16.156.080

Application fee (non-refundable): _____ City File No.: V- _____

NOTE: The applicant must complete sections I, II, and III below and submit the required application fee before staff can accept the application.

I. APPLICATION / OWNER INFORMATION:

Applicant: _____ Phone: _____

Mailing Address: _____

Applicant Signature: _____ Date: _____

Owner: _____ Phone: _____

Mailing Address: _____

Owner Signature (if different than applicant): _____

Signed written authorization by the property owner of record may be substituted here.

II. PROPERTY INFORMATION:

Address: _____ Nearest Cross Street: _____

Assessor Parcel No.: Twp 8N, Rng 10W, Section _____, Tax Lot _____

Legal Description: _____

Lot Size: _____ Date Current Owner Took Ownership: _____

Current Use of Property: _____

III. VARIANCE INFORMATION:

Describe the Requested Variance (i.e., what is the proposed use and why does the proposal require impacts to wetlands):

Written Responses to the Six Hardship Variance Criteria of Warrenton Municipal Code Section 16.156.080B (see below) are necessary.

A. For any lands demonstrated to have been rendered not buildable by application of this chapter, the property owner may apply for a hardship variance for relief from the restrictions of this chapter.

B. Hardship variance applications are subject to review in accordance with the standards of Section 16.208.050, Type III procedure (Quasi-Judicial). Granting of a hardship variance requires that:

1. The proposed development represents a reasonable and legal use of the lot or parcel, considering the zoning.

2. Strict adherence to this chapter and other applicable standards would effectively preclude a use of the parcel that could be reasonably expected to occur in similarly zoned parcels.

3. The property owner would be precluded a substantial property right enjoyed by the majority of landowners in the vicinity.

4. The variance is the minimum necessary to retain use of the property.

5. Granting of the variance will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises.

6. The variance will be in general harmony with the intent and purpose of this chapter, and will not adversely affect any officially adopted Comprehensive Plan policy.

Is a Site plan* Attached? () Yes () No

**A site plan is required and must be drawn to scale, contain a north pointing arrow, show wetland boundaries (as scaled from the City's Local Wetland Inventory (LWI) map, or as professionally delineated), and show all setback distances from existing and proposed structures and roads to wetlands and property lines.*

Has a State / Federal Wetland Removal / Fill Permit Application been made for this project?

() Yes () No; If yes, what is the status? _____

Additional Information: _____

Do not write below this line

Comments: _____

Date Paid / Receipt# _____ Received by: _____

Date applicant was provided written notification of additional information needed: _____

Date additional information was received: _____

Comments: _____

Date application was deemed complete: _____