

<p>Received Stamp</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Shoreline Variance Permit Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:
<p>Applicant Name:</p> <p>Applicant Address:</p> <p>Phone # ()</p> <p>Signature:</p>		
<p>Project / Development Name:</p> <p>Assessor / Tax Parcel Number(s):</p>		
<p>Applications for shoreline variance permits shall be granted only if all criteria are met from DMC 14.78.110 and 14.78.140.</p> <p>A. <u>Justification</u> All shoreline variance permits shall comply with DMC 14.78.140. The purpose of a 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.</p> <p>Relief may be granted from specific provisions of the Shoreline Master Program or shoreline use regulations, provided the applicant can demonstrate that the variance will meet the criteria outlined in WAC 173-27-170 and the applicant shall demonstrate all of the following are met:</p>		
<p>CONTINUED ON BACK PAGE</p>		

B. Additional Information

As defined in DMC 14.78.180, construction pursuant to the permit shall not begin and is not authorized until 21 days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within 21 days from the date of such filing have been terminated; except as provided in RCW 90.58.140 (5)(a) and (b).

1. That practical difficulties or unnecessary hardship result from the strict application of the requirements of this chapter to the applicant's property.

2. That the hardship alleged is peculiar to the applicant's property and not applicable to other lands in the vicinity.

3. That the hardship alleged does not result from the actions or negligence of the applicant.

4. That strict application of the provisions of this chapter would deprive the applicant rights commonly enjoyed by other properties similarly situated in the vicinity.

5. That the applicant cannot make any reasonable use of his property if strict compliance with the provisions of this chapter are required. The fact that the property may be utilized more profitably if a variance is granted shall not be an element of consideration before the policy.

6. That the granting of the variance will be in harmony with the general purpose and intent of this chapter.

7. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity. If more harm will be done to the area by granting the variance than would be done to the applicant by denying it, the variance will be denied.