

Major Variance Application

Community Development Department

3100 Belmont Blvd. Suite 104, West Richland, WA 99353

509-967-5902 Fax 509-967-2419 **Inspection Line 967-3518**

PROPERTY OWNER INFORMATION		☐ Contact Person
Owner:		
Address:		
Phone:	Email:	

APPLICANT (if different)		☐ Contact Person
Company:		
Contact:		
Address:		
Phone:	Email:	

DESCRIPTION OF REQUESTED VARIANCE

PROPERTY INFORMATION	
Legal Description:	Parcel #
Current Zoning:	Current Land Use Designation:

APPLICATION MUST INCLUDE
1. Completed Application. 2. A variance report, prepared by a title company, showing the names and addresses of the owners of the property and the names and addresses of surrounding landowners within 600 feet of the property subject to the application(s). 3. A site plan, drawn to scale, showing all details of the proposal – include property lines, easements, building locations(s) and dimensions, parking areas, access driveways, landscaping areas, critical area features, fences, signs, storm water control features, existing wells and drain fields, fire hydrants, significant cut or fill areas, etc. 4. Such additional information as parking areas, traffic access, circulation analysis, open spaces, landscaping, locations of critical areas or buffers, and other pertinent information including any special reports (i.e., geotechnical report, wetland delineation) that may be necessary to determine if the proposed conditional use meets the requirements of this title and adequately mitigates any significant adverse environmental impacts that could occur. 5. A written narrative outlining mitigation measures and methods proposed to reduce or control impacts caused by the proposed use, including, but not limited to, light, heat, glare, traffic, noise, access, etc.

MAJOR VARIANCE – Answer as thoroughly as possible

Describe the special conditions and circumstances that create a hardship:

Describe how the requested variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located:

Demonstrate that the special conditions and circumstances do not result from the actions of the person seeking the variance:

Demonstrate that granting the variance will not confer on the person seeking the variance any special privilege that is inconsistent with the limitation upon other uses of properties in the vicinity and in the zone in which the property on behalf of which the application is located:

Demonstrate that the variance requested is the minimum necessary to afford relief:

Demonstrate that to afford relief the requested variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated:

I authorize employees and officials of the City of West Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of West Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: _____

Applicant Signature: _____ Date _____