



CITY OF LANGLEY

CONDITIONAL USE ADDENDUM

A variance means the modification of the terms of Langley Municipal Code Title 18, granted to a particular property.

- ☐ An application for a variance is judged on the below listed criteria. Please describe how the proposed application is consistent and/or inconsistent with these criteria. The Planning Department may ask for further information or elaboration.
- ☐ In addition to the below narrative, please provide a site plan drawn to engineering scale which illustrates the requested variance.

A. Special Circumstances. Because of special circumstances related to the property, the strict enforcement of the zoning code would deprive the owner of use rights and privileges permitted to the other properties in the vicinity with the same zoning.

1. Special circumstances include the size, shape, topography, location or surroundings of the property, public necessity of public structures and uses, and protection of environmental features such as vegetation, streams, ponds and wildlife habitat;
2. Special circumstances may not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning code, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property.

B. Special Privilege. The approval of the variance will not grant special privilege to the property in comparison with the limitations upon other properties in the vicinity with the same zoning.

C. Comprehensive Plan. The approval of the variance will be consistent with the comprehensive plan.

D. Zoning Code. Approval of the variance will be consistent with the purposes of the zoning code and the zone district in which the property is located.

E. Not Detrimental. The variance as approved or conditionally approved will not be significantly detrimental to the public health, safety or welfare or injurious to the property or improvements in the vicinity.

F. Minimum Variance. The approved variance is the minimum necessary to allow the owner the rights enjoyed by other property owners in the vicinity with the same zoning