



MASON COUNTY COMMUNITY DEVELOPMENT

Permit Assistance Center, Building, Planning

RECEIVED:

PERMIT NO.: _____

SHORELINE VARIANCE APPLICATION

Substantial Development

Exemption

Shoreline development in Mason County must conform with the Mason County Shoreline Master Program. The program requires that substantial development (any development of which the total cost or fair market value exceeds \$8,504.00 or materially interferes with the normal public use of the water or shorelines of the State) be reviewed with the goals, policies, and performance standards established in the Master Program.

The purpose of a Variance Permit is strictly limited to granting relief to a specific bulk, dimensional, or performance standards set forth in the Paster Program, where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program would impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

Date Met with Planner: _____ Name of Planner _____

Application must be accompanied by a **Habitat Management Plan** prepared by a qualified professional.

APPLICANT: _____

ADDRESS: _____
(street)

(city) (state) (zip)

PHONE: _____ EMAIL: _____

AUTHORIZED REPRESENTATIVE: _____

ADDRESS: _____
(street)

(city) (state) (zip)

PHONE: _____ EMAIL: _____

Answer all questions completely. Attach any additional information that may further describe the proposed development. **Incomplete applications will be returned.**

PROPERTY DESCRIPTION:

General location (include property address, water body and associated wetlands—identify the name of the shoreline):

Include all parcel numbers: Projects located in open water areas, away from land shall provide latitude/longitude.

Is the applicant the property owner? YES NO

Owner:

(street) (city) (state) (zip)

Development proposal (identify and describe the proposed project, including the type of materials to be used, construction methods, principle dimensions, and other pertinent information):

Existing Use (identify current use of property with exist improvements):

Reason for requesting development:

Variance Permits for development that will be located landward of the ordinary high water mark (OHWM), except those areas designated as wetlands, may be authorized provided the applicant can demonstrate all of the following:

1. That the strict application of the bulk, dimensional or performance standards set forth in the Master Program precludes or significantly interferes with a reasonable use of the property not otherwise prohibited by the Master Program;

2. That the hardship which serves as a basis for the granting of the variance is specifically related to the property of the applicant, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program, and not, for example from deed restrictions or the applicant's own actions;

3. That the design of the project will be compatible with other permitted activities in the area and will not cause adverse effects to adjacent properties or the shoreline environment;

4. That the variance authorized does not constitute a grant of special privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief;

5. That the variance request is the minimum necessary to afford relief;

6. That the public Interest will suffer no substantial detrimental effect;

Variance Permits for development that will be located either waterward of the ordinary high water mark (OHWM), or within wetlands, may be authorized provided the applicant can demonstrate, in addition to items 1-6 above, that:

1. The strict application of the bulk, dimensional or performance standards set forth in this master program precludes all reasonable use of the property;
2. The public rights of navigation and use of the shorelines will not be adversely affected by the granting of the variance;

Estimated Fair Market Value of Project to Closest \$1,000: _____

ACKNOWLEDGMENT:

I hereby declare, to the best of my knowledge and belief, the forgoing information and all attached information is true and correct.

(property owner or authorized representative)

(date)

The applicant shall provide, at a minimum, the following information:

1. SITE PLAN - drawn to scale and including:

- a. The boundary of the parcel(s) of land upon which the development is proposed;
- b. The ordinary high water mark (OHWM). This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the OHWM the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the OHWM is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest OHWM of a shoreline;
- c. The dimensions and location of existing structures which will be maintained;
- d. The dimensions and locations of proposed structures; parking and landscaping;
- e. The location of proposed utilities, such as sewer, septic tanks and drain fields, water, gas and electricity;
- f. The location, source, composition, and volume of fill material;
- g. The location, composition and volume of any extracted materials, and proposed disposal area; (if applicable)

2. CROSS SECTION, drawn to scale including:

- a. The location and height of existing structures;
- b. The location and height of proposed structures;
- c. The OHWM.

3. VICINITY MAP, including:

- a. The location of subject parcel using natural points of reference (roads, state highways, prominent landmarks, etc.).
- b. If the development involves the removal of any soils by dredging or otherwise, identify the proposed disposal site on the map. If disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the disposal site and its distance to nearest city or town.
- c. On the map, or separately, give a brief narrative description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.

4. ADJACENT LANDOWNERS. Provide names and mailing addresses of all real property owners within 300 feet of property line boundaries where development is proposed as mailing labels or pre-addressed envelopes.

Publication Cost Agreement

Publication cost is the responsibility of the applicant. Final permit processing will **not** occur until advertising fees have been paid to the newspaper by the applicant. The Shelton-Mason County Journal will bill the applicant directly.

Billing Address:

_____ Email: _____

_____ Phone: _____

I / WE understand that I / WE must sign and date the attached acknowledgment indicating and that I / WE understand that is MY / OUR responsibility. I / WE must submit the signed page as part of application in order for it to be considered as complete.

Signature of Property Owner

Date Print Name

OR

Signature of Applicant

Date Print Name