



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health
615 W. Alder St. – Bldg. 8, Shelton, Wa 98584
Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

Mason County Permit Center Use:

DRV _____

Date Rcvd _____

Development Regulations Variance: \$1,320

Public Hearing: \$2,330

Applicant will also be billed for advertising costs.

APPLICATION FOR VARIANCE

Mason County Code Title 15, Section 15.09.057 VARIANCE CRITERIA states that variances from the bulk and dimension requirements of the Resource Ordinance or the Development Regulations (zoning regulations) may be allowed if written findings show compliance with the variance criteria. The burden is on the applicant to prove that each of the criteria is met. A public hearing accompanies Variances and application for a Variance does not guarantee approval. A variance is an application for a special “exception to the rule”.

Type of Variance Requested:

Development Regulations

Subdivisions and Plats

Applicant Name _____ Email _____

Mailing Address _____

Phone Number 1 (_____) _____

Phone Number 2 (_____) _____

Site Address _____

Tax Parcel # _____ - _____

Legal Description _____

Property Owner Names _____

Project Description

On a separate piece of paper, please address the following:

1. Describe the specific modification from the terms of the Chapter required.
2. Describe the reasons for the variance.
3. No variance shall be granted unless the County makes findings of fact showing that certain circumstances exist. Please address each of the following standards and how the proposal pertains to these circumstances.
 - a. That the strict application of the bulk, dimensional or performance standards precludes or significantly interferes with a reasonable use of the property not otherwise prohibited by County regulations;

- b. 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 County regulations, and not, for example, from deed restrictions or the applicant's own actions;
- c. 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 environment;
- d. 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;
- e. That the public interest will suffer no substantial detrimental effect;
- f. No variance shall be granted unless the owner otherwise lacks a reasonable use of the land. Such variance shall be consistent with the Mason County Comprehensive Plan, Development Regulations, Resource Ordinance and other county ordinances, and with the Growth Management Act. Mere loss in value only shall not justify a variance.

of Pages Attached: _____

Applicant(s) Signature _____

Date _____

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

Applicant is to provide pre-addressed envelopes or mailing labels to apply to envelopes of adjacent property owners' **MAILING ADDRESSES** within 300 feet of property boundaries for notification

EXAMPLE:
John Smith
555 E Smith Dr
Shelton, WA 98584

Jane Doe
PO Box 000
Olympia, WA 98502

EXAMPLE: Measure 300' around perimeter of parcel using GIS Map, provide mailing labels for all property owners within area.

