



City Of Warrenton
Planning Department
Variance
WMC 16.272


OFFICE USE	FEE Class 1 \$500 Class 2 \$1,000
	File# V - _____ - _____
	Date Received _____
	Receipt# _____

The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unnecessary hardships resulting from the size, shape, or dimensions of a site or the location of existing structures thereon; or from geographic, topographic, or other factors listed below. A property owner or designated representative may initiate a request for a variance by filing an application with the Planning Department. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.


Property

Address: _____
 Tax Lot (s): _____
 Zone: _____ Flood Zone: _____ Wetlands: _____

Applicant

Name (s): _____
 Phone: _____ E-Mail Address: _____
 Mailing Address: _____
 Applicant Signature(s):  _____ Date: _____

Property Owner (if different from applicant)

Name (s): _____
 Phone: _____ E-mail Address: _____
 Mailing Address: _____
 Owner's Signature:  _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Variance Request

Variance Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

WMC 16.272.020

1. The hardship was not created by the person requesting the variance.

2. The request is necessary to make reasonable use of the property. There will be an unreasonable economic impact upon the person requesting the variance if the request is denied.

3. The request will not substantially be injurious to the neighborhood in which the property is located. The variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide hazards, beyond those impacts that would typically occur with development in the subject zone.

4. The request is not in conflict with the Comprehensive Plan.

5. The request is not in conflict with the Development Code. No variance may be granted which will result in a use not permitted in the applicable zone or which will increase the allowable residential density in any zone with the exception of individual lot size reduction.

6. Physical circumstance(s) related to the property involved preclude conformance with the standard to be varied.

Submittal Checklist

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

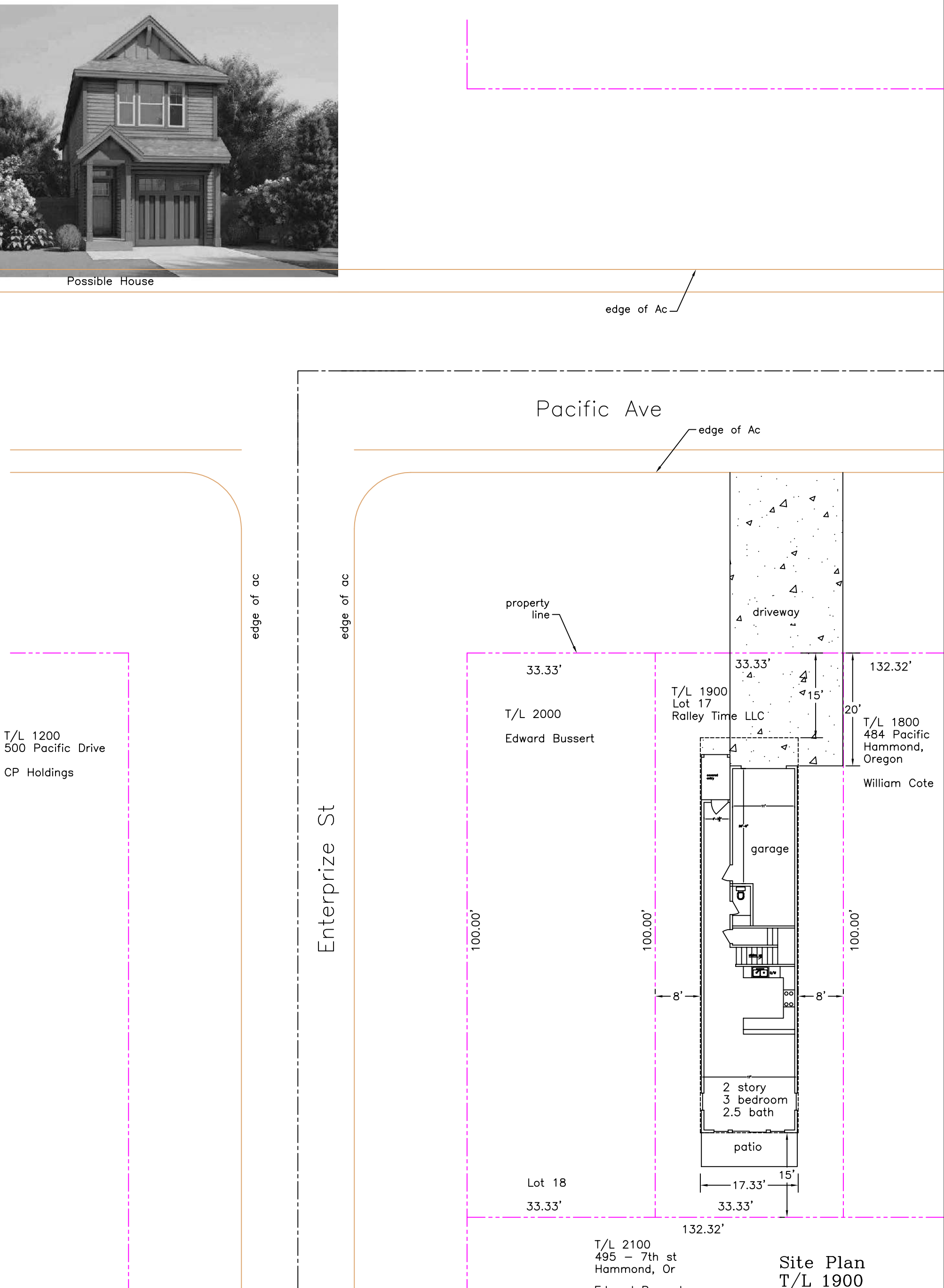
- The proposed development site, including boundaries, dimensions, and gross area drawn to scale.
- Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.
- The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any
- The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.
- The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- Loading and service areas for waste disposal, loading and delivery, if any
- Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- Location, type, and height of outdoor lighting.
- Locations, sizes, and types of signs (shall comply with Chapter 16.144).

- The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- Identification of slopes greater than 10%.
- Any areas identified as located in a designated floodplain and/or floodway, if any
- Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.
- Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.
- Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- North arrow, scale, names and addresses of all property owners.
- Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.
- Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

This application will not be officially accepted until department staff have determined that the application is completely filled out, signed, the application fee has been paid, and the submittal requirements have been met.



Possible House



T/L 1200
500 Pacific Drive
CP Holdings

Enterprize St

property line

Pacific Ave

edge of Ac

edge of Ac

driveway

33.33'
T/L 2000
Edward Bussert

T/L 1900
Lot 17
Ralley Time LLC

132.32'

20'
T/L 1800
484 Pacific
Hammond,
Oregon

William Cote

garage

2 story
3 bedroom
2.5 bath

patio

Lot 18
33.33'

132.32'

T/L 2100
495 - 7th st
Hammond, Or
Edward Bussert

Site Plan
T/L 1900
Ralley Time LLC
91856 Fwy 104
Warrenton, Oregon 97146
Ph 503-440-0059

Mead
Engineering LLC
89643 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph. 503-738-2538
Email: mark@meadeng.com
Scale 1"=16'

Property Zoning - RM
setbacks
front - 15'
side - 8'
rear - 15'
height limit - 30'
lot coverage - 40% = 3,333 sqft * 0.40=1333 sqft
Lot 33.33' x 100' = 3,333 sqft

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark M Mead
OREGON
JANUARY 15, 1987
MARK M. MEAD
2259

EXPIRES 12/31/2024

Lot 17, Block 30
Plat of New Astoria
Tax Map 8-10-09BC