



Variance Number: LUA _____

Submitted on: _____

Receipt #: _____

Hearing Date: _____

APPLICATION FOR VARIANCE

Please type or print neatly. This form must be completely filled out.

1. General Information

1.1 Property Title Holder(s): _____

1.2 Address of the property where a variance is being requested is:

1.3 Legal description (attach a document if necessary):

1.4 Applicant acquired the above-described property on: _____

Proof of Ownership is attached.

1.5 The property is zoned: R1 (residential)
 B1 (business)
 G1 (government)
 S1 (school)

1.6 The individual(s) signing this application are:

- the current owner of the property
- a partner in title
- an officer of the corporation
- the trust officer or a beneficiary of the trust
- owner's agent – **must attach *Owner's Declaration of Agency*** (see Section 1.8)
- Other _____

1.7 In the space below, (a) if a partnership, name all partners; (b) if a corporation, name all officers, directors and shareholders who have more than 25% of the outstanding stock; or (c) if a trust, name the trustee and the trust and all beneficiaries thereunder. Please include addresses of all persons named below:

Name	Address	Interest Held

1.8 Agent Representing Homeowner:

Name:	
Company:	
Address:	
Email:	
Phone Number:	

A notarized Declaration of Agency form is attached.

1.9 Do the owners listed above have any interest in the immediately adjacent properties?

1.10 Are there any covenants, conditions or restrictions of record on the property?

- Yes (attach copies), expiration date: _____
- No

NOTE: It is the City's policy *not* to use its permit authority to enforce private covenants. However, this policy shall not prevent the City from using its discretion to recognize such private covenants when public policy so demands or when to do so is clearly in the best interest of the health, safety and welfare of the community as a whole.

1.11 Is the property currently developed? If so, please identify and describe all improvements on the property and the dates the improvements were made.

<i>Date</i>	<i>Improvement</i>

1.12 List all prior variance applications of any nature, whether granted or not and give specific dates.

<i>Date</i>	<i>Variance Request</i>

1.13 Explain the history of any existing zoning non-conformities:

<i>Existing Non-Conformity</i>	<i>Reason for non-conformity</i>

1.14 Describe the proposed project for which this variance is necessary:

1.15 Professional Survey:

- A professionally-generated and stamped survey of the property is attached and made part of this application.
The survey must be printed to scale, show the location of all structures located on the property, show all setback lines and label the distances from the structures to the setback lines.
The survey must accurately show the specific dimensions being requested in this variance application.

2. Variance Request

2.1. The applicant requests a variance for the property described above from Clyde Hill Municipal Code Section(s):

Example: Section 17.16.040 requires a 30 foot front yard setback

CHMC Code Section	Requirement

2.2. The specific variance request(s) (please state the variance in feet and tenths):

Example: We are requesting a variance to continue using the southern portion of an existing home that encroaches 3.54 feet into the required 30 foot front yard setback.

Specific request(s)

3.4. Requirement A:

The variance will not constitute a grant of a special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property, on behalf of which the application was filed, is located.

Respond to this section if you are asking to use your property for a use not currently allowed. *For most requests this section is not applicable.*

3.4.1. Will the strict application of the Clyde Hill Municipal Code actually prohibit your property from being used in a manner similar to other similarly-zoned properties in the City? If so, please explain how.

3.4.2. Are you aware of any other similarly-zoned properties currently being used in the manner you are requesting the variance for? Please give specific addresses.

3.4.3. Will the requested variance alleviate a clearly demonstrable hardship which prevents you from using your property as others are using theirs, as opposed to granting you a special privilege or use not applicable to others similar situated? If so, please explain how.

NOTE: A hardship is defined as being created by a unique circumstance of the property itself, not a personal circumstance of the owner, since a variance applies to the property, and not to the individual who owns it.

- 3.5.4. Do you believe that the development or use of property immediately adjoining yours creates the hardship for which you seek the variance? If so, please explain how.

3.6. Requirement C:

The granting of the variance will not be materially detrimental to the public health, safety and welfare, substantially offensive to the rights of other persons living in or near the area involved or injurious to the property or improvements in the vicinity and zone in which the subject property is located.

If the variance is granted, will the resulting use or structure:

- 3.6.1. Decrease the view from any other property in the vicinity?

- 3.6.2. Create any noise, which may disturb the owners or residents of any other property in the vicinity?

- 3.6.3. Result in increased traffic on any adjacent street?

- 3.6.4. Affect parking in the vicinity?

3.6.5. Remove any landscaping or natural vegetation growing in the vicinity? If so, where and what kind?

3.6.6. State fully your reasons for contending that the variance will not be materially detrimental to the public health, safety or welfare, substantially offensive to others, or injurious to property or improvements in the area.

3.7. Structural Coverage

The maximum structural coverage for a lot in Clyde Hill is 30%. Measurements must be made to the outermost projection of all structures on the property.

Existing Structural Coverage: _____

Proposed Structural Coverage: _____

3.8. Impervious Coverage:

The maximum impervious surface coverage for a lot in Clyde Hill is 60%. Measurements must be made to the outermost projection of all impervious surfaces/structures on the property.

Existing Impervious Coverage: _____

Proposed Impervious Coverage: _____

4. APPLICANT'S SIGNATURE AND COMMITMENT

I / We, _____ (Print name(s) in full)

being duly sworn on oath, depose and say that I am/we are:

- Owner(s)
- Partner(s)
- Trust officer
- Beneficiary(ies) of trust
- Corporate officer

of the property involved in this application.

- I/we have familiarized myself/ourselves with the rules and regulations with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached plans, survey or other exhibits thoroughly to the best of my/our ability are accurate representations and present the argument in behalf of the application herewith requested, and that the statements and information above referred to are in all respects true and correct.
- I / We do understand and agree that if a variance is granted pursuant to the application, the appropriate building permit(s) must be issued in the name of the owner(s) of the property as stated in this application.
- I / We do understand that we will be charged for all notification and mailing fees associated with this variance application, all attorney time and any required consultant time above and beyond the initial \$1500 deposit already submitted.

SIGNATURES:

_____ Date: _____
 _____ Date: _____

Mailing Address: _____

Phone Numbers: _____

State of _____

County of _____

Signed or attested before me on _____

by: _____

Signature of Notary Public

(SEAL)

Title: _____

My Appointment Expires: _____