

City of Everson
Variance Application

The following information or material is required with all variance applications. If any of this information is missing or incomplete, processing of the application will not begin.

_____ Filing fee as established in Section 3.20.010 EMC.

_____ Complete application form.

_____ A map, drawn to a scale of 1"=10", showing existing buildings, streets(s) and property lines and showing the proposed variance. If the variance is associated with new construction, show the proposed new structure, associated parking, and also provide elevations and square footage of the structure. If the map is larger than 11" X 17", submit 3 copies.

_____ Self-adhesive address labels preaddressed to the latest recorded real property owners within three hundred feet (300') of the property affected by the application, as shown by the records of the Whatcom County Assessor.

Applicant(s) name(s): _____

Single entity and address to which the City will mail all notices and determinations:

_____ Phone: _____ Fax: _____

Address of affected property: _____

Assessor's tax parcel number for affected property: _____

Legal description of affected property (attach separate page if necessary): _____

Current use of property: _____

Brief description of requested variance: _____

On an attached sheet, provide the following information:

- 1) Describe the *unique circumstances* pertaining to your property, differing from the general condition of your neighborhood, that make the variance necessary. (i.e., circumstances related to size, shape, topography, location, or surroundings of your property). Explain how those circumstances *are not the result of your own prior actions*.
- 2) Describe how those unique circumstances *deny you a right or a privilege that is typically available to other properties within your zoning district*. Describe why your land or structure *cannot be reasonable used (or cannot yield a reasonable return on investment)* unless the variance is granted.
- 3) Will this variance, if granted, be *hazardous or disturbing* to neighboring properties and uses? Explain why or why not.
- 4) Explain how the requested variance, if granted, will *not provide you with a special privilege that is unavailable to neighboring properties in your zoning district*. Also explain how your property will *remain consistent with the essential use provisions of your zoning district*.

DECLARATION

I (we) the undersigned hereby declare under penalty of perjury that:

- a. the property affected by this application is exclusively owned by the applicant(s) or has been submitted with the consent of all owners of the affected property;
- b. the project permit application materials contain no known misrepresentation of fact or proposed action or design that, if completed, would result in a structure, improvement, lot or condition in violation of the Everson Municipal Code; and
- c. the address labels submitted with the application are complete and accurate as of the date of application.

Signature of Applicant(s) _____

Date of submittal: _____

FOR OFFICE USE ONLY BELOW THIS LINE

Date of notice of completion to applicant (mailed): _____

Date of notice of application to public (mailed, published): _____

Date of close of comment period: _____

Date of hearing: _____ Date of adoption of decision: _____

Date of notice of decision to public (mailed, published): _____