

CITY OF SUTHERLIN VARIANCE APPLICATION

Community Development 126 E. Central Avenue Sutherlin, OR 97479 (541) 459-2856

FILE NO FEE: <u>\$460.00. (Non-refundable)</u> Receipt No		DATE FILED:Application Deemed Complete:				
					UNDERSIGNED OWNER(S) (IANCE APPLICATION TO THE	OR AUTHORIZED AGENT(S) HEREBY SUBMIT A E CITY OF SUTHERLIN.
				1.	APPLICANT:	
	Name	Phone				
	Address					
	Email:					
	TITLEHOLDER OF SUBJECT F	PROPERTY:				
	Name	Phone				
	Address					
	Email:					
	CONTRACT PURCHASER OR	LESSEE OF SUBJECT PROPERTY:				
	Name	Phone				
	Address					
	Email:					
2.	SPECIFIC DESCRIPTION OF I	PROPERTY:				
	Twn Rng Sec _	Tax Lot(s)				
	Property I.D. No(s).					
		Zone:				

City of Sutherlin Community Development 126 E. Central Avenue Sutherlin, OR 97479 (541) 459-2856

Tota	Il land area involved in the Variance request Acres: SQ FT:
EXIS	STING AND ANTICIPATED USE INFORMATION
A.	Current Use:
B.	City Zoning:
C.	Comprehensive Plan:
D.	Anticipated Use:
E.	Will there be a HOA (Home Owners Assoc.):YES NO
F.	Is it anticipated that structures will be removed/demolished from the property?
	YESNO If yes, a separate application for demolition is required.
G.	Are any historic structures or historically significant features on the subject property?
	YESNO If yes, describe any impacts to such features.
Н.	What is the minimum lot size proposedSQ FT What is the maximum lot size proposedSQ FT
I.	What is the anticipated time for development?
J.	Describe the Variance that is being sought. Indicate the specific standard which would not be met requiring a Variance:
K.	Class of Variance:

VAR.app February 2017

5. REQUIRED ATTACHMENTS (Please submit all plans in .pdf if possible)

A. General Information:

- 1. Scale drawing of the site plan. Include property owner information, access, utilities, lot dimensions, existing structures, proposed structures, north arrow, date, adjacent street(s).
- Identification of the drawing as a "tentative plan."
- 3. Other map information may be required based on the specific Variance application.

B. Narrative

1. Provide a narrative or letter explaining the reason for the request, alternatives considered, and why the subject standard cannot be met without the Variance.

6.	SIGNATURE(S) REQUIRED:	
I (we	e),	, am (are)
	(Print	t Name(s) in Full)
desc	ribed in this application and hereby cert	under a duly executed written contract] of the property tify that the statements and information contained herein to the best of my (our) knowledge and belief.
	SIGNED:	
	DATE:	

Addendum for Question 4.J.:

Class C variances may be granted if the applicant shows that, owing to special and unusual circumstances related to a specific property, the literal application of the standards of the applicable land use district would create a hardship to development which is peculiar to the lot size or shape, topography, wetland and floodplain, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the vicinity (e.g., the same land use district); except that no variances to "permitted uses" shall be granted.

Please address the following criteria as part of the requested Variances:

The city may approve, approve with conditions, or deny a variance application based on the criteria for granting variances as provided in Section 5.2.130, which must all be satisfied.

VAR.app February 2017

City of Sutherlin Community Development 126 E. Central Avenue Sutherlin, OR 97479 (541) 459-2856

а.	The proposed variance will not be materially detrimental to the purposes of this code to any other applicable policies and standards, and to other properties in the same land use district or vicinity;
ο.	A hardship to development exists which is peculiar to the lot size or shape topography, wetland and floodplain, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the vicinity (e.g., the same zoning district);
C.	The use proposed will be the same as permitted under this title and city standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land;
d.	Existing physical and natural systems, such as but not limited to traffic, drainage natural resources, and parks will not be adversely affected any more than would occur if the development occurred as specified by the subject code standard;
).	The hardship is not self-imposed; and

VAR.app February 2017 4

City of Sutherlin Community Development 126 E. Central Avenue Sutherlin, OR 97479 (541) 459-2856

t.	The variance requested is the minimum variance, which would alleviate the hardship.

VAR.app February 2017 5