



CITY OF WHITE SALMON

VARIANCE PERMIT

VARIANCE APPLICATION INSTRUCTION

A variance is a method by which property owners are granted modifications to the strict application of the specific provision of *Chapter 17.80.058 of the White Salmon Municipal Code* due to a hardship beyond the control of the applicant. Variances do not permit property to be used in a manner other than that provided in the codes. This process is intended to review situations where uniform zoning application would unduly burden one property more than other properties in the area.

Please complete all portions of the attached application. You may provide any additional information you desire to support your application, i.e.: pictures, maps, letters etc. Your application will be reviewed by City Staff and upon completion, notice of the public hearing on the variance application will be advertised in "The Enterprise" and mailed to adjacent land owners. The public hearing will be scheduled with the Planning Commission within three to five weeks after submittal of the completed application.

The following is a list of the information to be submitted for a variance application:

- Application form
- Impact Fee - \$750.00 plus twice the actual cost of postage per letter of notification.
- Environmental Review Fee - \$400.00, if applicable.
- Area sketch – Show location of property and contiguous properties.
- Plot Plan – Shows location on property including adjacent driveways, buildings, and easements. Dimensions of all improvements to property lines.
- Radius Search – A list of names and mailing addresses of all adjacent property owners that abut the subject property of the variance location.

Date: 3/16/2020

Physical Address: 795 STRAWBERRY MOUNTAIN ROAD

Applicant: JEFF DELLIS

Representative for Applicant: JEFF DELLIS

Telephone: (804) 281-7208

Mailing Address: 1219 COLUMBA ST. HOOD RIVER, OR 97031

Email: jeff@jda-arch.com

CHAPTER 17.80.058 – VARIANCE PURPOSE AND CRITERIA

Application for variances from the terms of this title; provided, that any variance granted shall be subject to such conditions as will assure compliance with the following purpose and criteria:

1. Purpose. The purpose of the variance process is to provide a mechanism whereby the city may grant relief from the provisions of this chapter where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of this chapter and of the city comprehensive plan can be fulfilled.
2. Scope. This section shall apply to each application for a variance from the provisions of this chapter.
3. Application Submittal and Contents. The application for a variance shall be submitted to the city on forms provided by the city, along with the appropriate fees established by city fee regulations. The application shall include all materials required pursuant to application requirements.
4. Permit Review Process. Variance applications shall be processed as a Type II decision according to the procedures set forth in Title 19.
5. Approval Criteria. The decision maker may approve or approve with modifications an application for a variance from the provisions of this chapter if:
 - a. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district in which the subject property is located;
 - b. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zoning district in which the subject property is located;
 - c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located;
 - d. The special circumstances of the subject property make the strict enforcement of the provisions of this chapter an unnecessary hardship to the property owner;
 - e. The special circumstances of the subject property are not the result of the actions of the applicant;
 - f. The variance is the minimum necessary to fulfill the purpose and the need of the applicant;
 - g. The variance is consistent with the purposes and intent of this chapter;
 - h. The variance is consistent with the goals and policies of the city comprehensive plan; and
 - i. The fact that property may be utilized more profitably will not be an element of consideration before the decision maker.

VARIANCE APPLICATION

To the White Salmon Planning Commission...

Describe the Modification of the terms of the White Salmon Zoning Ordinance requested: REMOVAL OF,
AND OMISSION OF SETBACKS FROM, CERTAIN HERITAGE TREES AUTOMATICALLY DISTINGUISHED AS SUCH
BY VIRTUE OF SPECIES & DBH TO BUILD RESIDENCE ON EXISTING RESIDENTIAL LOT.

Purpose of the variance: CONSTRUCTION OF RESIDENCE, SEE ATTACHED APPROVAL CRITERIA
NARRATIVE AND SITE PLAN FOR MORE INFORMATION.

Complete legal description of property: LOT 1, WS.SP. 89.03

Common discretion of the property: LOCATED ON THE EAST SIDE OF STRAWBERRY MOUNTAIN RD
ABOUT MID. WAY UP THE ROAD.

Address of the property involved: 795 STRAWBERRY MOUNTAIN ROAD

Zone in which property is located: R-1

Dimensions of the land: APPROX 85' x 176'

Current Land Use of Site: VACANT, R-1 ZONED

Current land use to the:

North: RESIDENTIAL, R-1 East: RESIDENTIAL, R-1

South: VACANT, R-1 West: RESIDENTIAL, R-1

Floor space of buildings:
Existing: N/A Additional: 575 CF (GARAGE)
475 CF (STUDIO)
2150 CF (RESIDENCE) Entire: NARRATIVE & SITE PLAN
(INCL. ROOF OVERHANG & GARDEN)

VARIANCE APPLICATION (CONTINUED)

How many cars may be parked off the street on these premises: 3

Other Parking Provisions, Describe: IF THE GARAGE DOOR WERE BLOKED BY CAR FROM DRIVEWAY,
COULD TEMPORARILY PARK 2 MORE CARS.

Name of each owner of the property involved and mailing address: _____

JEFF & EVA DELLIC

1219 COLUMBIA STREET

HOOD RIVER, OR 97031

What are the exceptions or extraordinary circumstances which lead to applicant to believe this is entitled to a variance?

PLEASE SEE ATTACHED APPROVAL CRITERIA NARRATIVE, SITE PLAN AND SUPPORTING DOCUMENTATION.

The applicant(s) hereby certifies that all the above statements and the statements in any exhibit and plot plans transmitted herewith are true; and the applicant(s) acknowledge that any permit issued on such statements are false.

Applicant Signature: 