



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1139
(541) 766-6819
FAX (541) 766-6891

**APPLICATION
VARIANCE**

Fee: \$720.00

File # _____

Property Owner or Contract Purchaser Information

Name: _____ Phone #1: _____

Site Address: _____ Phone #2: _____

Mailing Address: _____ Email: _____

Other individuals to be notified of this application:

<u>Name</u>	<u>Address</u>	<u>City & Zip</u>	<u>Email</u>
_____	_____	_____	_____
_____	_____	_____	_____

General Property Information

Assessor's Map & Tax Lot Number: T _____ S, R _____ W, Section(s) _____, Tax Lot(s) _____

Acreage: _____ Zoning: _____

Existing Structures: _____

Current use(s) of the property: _____

To what part of the Code are you seeking a variance? _____

Please describe the action you are proposing: _____

Uses of adjacent property (not under the ownership of the applicant):

North of property: _____

South of property: _____

East of property: _____

West of property: _____

Variance Criteria (Please review Benton County Code 53.405-53.425 on page 3.)

A variance will be approved only if all of the following criteria are met. Your written justification as to how your situation meets these criteria is critical to the success of your application. On a few pages of paper, in detail:

1. Discuss why it is “reasonable” to expect that your property could be developed for the use you are proposing.
2. Describe the physical circumstances or other conditions of the land (e.g., slope, soils, lot dimensions, etc.) that would create significant hardship if you were required to meet the Code standards as you develop your property.
3. Describe how the hardship situation described in #2 is unique to your property.
4. Describe how the hardship does not result from your actions or your personal circumstances such as age, physical condition, or financial situation.
5. Describe the uses of adjacent properties. Also describe the character of the neighborhood.
6. Describe how the proposed use and the proposed variance to the code criteria would not change or harm the appropriate use or development of adjacent lands.
7. Describe how the proposed variance would not change the essential character of the neighborhood.
8. Explain why you can not reduce the proposed variance; that is, how the variance would be the minimum variance that would allow relief and is the least change possible to the Code requirements. For example, if a setback requirement between a building and a property line is 20 feet and you are asking for a 5-foot setback, you must explain why a 6-foot setback would not work.
9. Describe how any impacts are being minimized or mitigated, including:
 - a. Size and location of site.
 - b. Road capacities in the area.
 - c. Number and location of proposed access points.
 - d. Location and amount of off-street parking.
 - e. Internal traffic circulation.
 - f. Fencing, screening, and landscape separations.
 - g. Height and square footage of a building.
 - h. Signs.
 - i. Exterior lighting.
 - j. Noise, vibration, air pollution, and other environmental influences.
 - k. Water supply and sewage disposal.
 - l. Law enforcement.
 - m. Wetlands.
 - n. Floodplains and building elevations.

Attachments

1. A copy of deed(s) covering the subject property.
2. A copy of the easement granting access to any property. (For example, a property that does not have frontage on a public road.)
3. An accurate drawing of the property, “drawn to scale” (sizes and distances accurately represented). The drawing must show the locations of all existing and proposed structures, roads, well(s) and water supply system, subsurface sewage system, easements, driveways, and any other items mentioned in your narrative (for example, a creek or a cliff). Label all items on the map. Include a North arrow.

Is the only access or proposed access to the property via a road that crosses a railroad? _____ If yes, draw the location on your map and explain here: _____

