

APPLICATION FOR ZONING VARIANCE
(Pursuant to ZMC Chapter 17)
CITY OF ZILLAH, WASHINGTON

FILE NUMBER: _____

1) FEES: _____ **Date paid:** _____

Zoning Variance: \$200.00 plus Staff, Consultant & Professional Fee's if over the initial fee.
Is a SEPA Checklist required? Yes No
(If required) SEPA Checklist Fee: \$150 plus Staff, Consultant & Professional Fee's if over the initial fee.
Staff, Consultant and Professional Fees. Application and processing fees for land use matters are subject to additional costs incurred by City in excess of filing fee related to staff, consultant and professional time and charges related to the review and processing of the land use or permit application. Such charges shall be calculated as follows:
(a) Staff Review and Charges. The fee schedule contemplates routine time requirements for staff review and processing of a land use or permit application. Some applications will require additional staff time and cost. If, in the opinion of the City Clerk, a particular application will require staff time in excess of what the fee anticipates, the City may require payment for staff time at the specified rate.
(b) Consultant and Professional Review. In the event that a project requires professional services beyond that which is included in the base fee, the applicant shall reimburse the City for the actual cost of said professional services. In addition to the application fee (including staff review charges), any applicant for land use or permit approval shall reimburse the City for costs, including but not limited to, professional engineers, mailing fees, advertisement fees and other consultants and/or professionals contracted or retained by the City to review, evaluate and/or inspect applicant's proposal when the City is unable to do so with existing staff resources. By way of illustration and not limitation, these professional services may include engineering and technical review, legal review, planning review, environmental review, critical areas review, financial and accounting review, soils review, and mechanical and structural engineering review.
(c) Deposit. City may require the applicant to deposit an amount determined by City as reasonable estimate for anticipated excess costs and charges related to review and processing of the application. Such estimate may be revised periodically based on the judgment of City staff. Such deposit shall be made as a condition to further processing of the land use or permit application.

2) ZONING VARIANCE INFORMATION:

Applicant Name(s):			
Applicant Mailing Address and Phone Number:			
Site Address:			
Section:	Township:	Range:	Zoning:
Do you own this Property? If no, submit a letter of approval from the property owner.		Land Use:	Acres:
Assessor Parcel Number(s):			
Specific Ordinance provision under which a variance is necessary:			

3) JUSTIFICATION: Written justification is required, which demonstrates that all of the following five (5) conditions are met:

- A. There are exceptional physical circumstance or conditions applicable to the subject property or to its intended use or development which are not common to other properties in the same vicinity and zone;
- B. That the strict application of the provision of Title 17 would result in practical difficulties or unnecessary hardship;
- C. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity and will not be detrimental to the public health, safety or welfare;
- D. The granting of the variance will not be contrary to the objectives of the comprehensive plan or Title 17;
- E. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

4) SITE PLAN: Complete and attach a "Site Plan" showing to scale any required off street parking and/or any

proposed addition(s). The Site Plan includes: (A) all additions with dimensions and location; (B) off-street parking, and proposed driveways; (C) lot dimensions including front yard, rear yard and side yard dimension; (D) location of existing or other proposed buildings on the lot; and (E) all adjacent streets, alleys and other right-of-ways.

5) IMPORTANT – Please Read

The application and any attachments shall specify the issues which are being asked to be considered. Issues unrelated to the application may not be considered by Planning Commission and City Council. All provisions of laws and ordinances governing the application will be complied with whether specified herein or not.

6) DECLARATION: *I/WE DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I/WE HAVE PROVIDED ON THIS ZONING VARIANCE APPLICATION IS TRUE, CORRECT, AND COMPLETE.*

Signature

Date

Print Name

Phone number, if different then above

Signature

Date

Print Name

Phone number, if different then above

Date Received: _____	Application approved for completion Date: _____
Public Hearing before the Planning Commission held on: _____	
Final Decision Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied