



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health
615 W. Alder St. – Bldg. 8, Shelton, Wa 98584
Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

ADDITIONAL INFORMATION FOR SHORELINE VARIANCE

The purpose of a Variance Permit is strictly limited to granting relief to specific bulk, dimensional or performance standards set forth in the Master Program, where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program would impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

Variance Permits for development that will be located landward of the ordinary high water mark (OHWM), except those areas designated as wetlands, may be authorized provided the applicant can demonstrate all of the following:

1. That the strict application of the bulk, dimensional or performance standards set forth in the Master Program precludes or significantly interferes with a reasonable use of the property not otherwise prohibited by the Master Program;
2. That the hardship which serves as a basis for the granting of the variance is specifically related to the property of the applicant, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program, and not, for example from deed restrictions or the applicant's own actions;
3. That the design of the project will be compatible with other permitted activities in the area and will not cause adverse effects to adjacent properties or the shoreline environment;

4. That the variance authorized does not constitute a grant of special privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief;

5. That the variance requested is the minimum necessary to afford relief;

6. That the public interest will suffer no substantial detrimental effect;

Variance Permits for development that will be located either waterward of the ordinary high water mark, or within wetlands, may be authorized provided the applicant can demonstrate, in addition to Items 1-6 above, that:

1. The strict application of the bulk, dimensional or performance standards set forth in this master program precludes all reasonable use of the property;

2. The public rights of navigation and use of the shorelines will not be adversely affected by the granting of the variance;

In the granting of all Variance Permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments in the area where similar circumstances exist the total of the variances should also remain consistent with the policies of RCW 90.58.020 and should not produce substantial adverse effects to the shoreline environment.

ACKNOWLEDGEMENT

I hereby declare, to the best of my knowledge and belief, the forgoing information and all attached information is true and correct.

(property owner or authorized representative)

(date)