



LAND USE MASTER INVOICE

COMMUNITY DEVELOPMENT SERVICES

435 MARTIN STREET, STE. 3000

BLAINE, WA • 98230

PHONE: (360) 332-8311

FAX: (360) 543-9978

Total Fees

\$ _____

FOR OFFICIAL USE ONLY

I, the applicant/owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question. I attest that the information provided on this and supplemental application forms and materials is true and accurate. I also agree to provide access and right of entry to City of Blaine employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the City (through the Director or designee) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

Project Name: _____

Site Address/Location/Parcel Number: _____

Contact Person: _____ Phone: _____

Email: _____

Mailing Address for Contact Person: _____

Property Owner Name: _____ Property Owner Signature: _____

PLEASE CHECK ALL THAT APPLY

<input type="checkbox"/> Boundary Line Adjustment - \$275 <input type="checkbox"/> Critical Areas Review (major) - \$275 <input type="checkbox"/> Commercial (Downtown) Design Review - \$200 +\$75/hour <input type="checkbox"/> Covenant to Bind <input type="checkbox"/> Flood Area Development - \$100 <input type="checkbox"/> Land Disturbance (minor) - \$200 <input type="checkbox"/> Land Disturbance (major) - \$500	Hot Key – 243 Hot Key – 048 Hot Key – 022 No Charge Hot Key – 035 Hot Key – 243 Hot Key – 243	<input type="checkbox"/> Pre-Application (1 st free, \$250 after) <input type="checkbox"/> Short Plat - \$525 <input type="checkbox"/> Site Plan Review - \$275 <input type="checkbox"/> Specific Binding Site Plan - \$525 <input type="checkbox"/> Shorelines Exemption - \$50 <input type="checkbox"/> SEPA Review - \$375 <input type="checkbox"/> SEPA Exemption Request - \$75 <input type="checkbox"/> Signs - \$50 for first 3, \$25 per add.	Hot Key – 243 Hot Key – 243 Hot Key – 219 Hot Key – 243 Hot Key – 035 Hot Key – 048 Hot Key – 023
<input type="checkbox"/> Building or Plat Variance - \$300 <input type="checkbox"/> Conditional Use - \$350 <input type="checkbox"/> Shorelines Conditional Use - \$500 <input type="checkbox"/> Shorelines Variance - \$500	Hot Key – 035 Hot Key – 035 Hot Key – 035 Hot Key – 035	<input type="checkbox"/> Shorelines Substantial Development <\$50K - \$275 <input type="checkbox"/> Shorelines Substantial Development ≤ \$250K - \$550 <input type="checkbox"/> Shorelines Substantial Development > \$250K - \$900	Hot Key – 035 Hot Key – 035 Hot Key – 035
<input type="checkbox"/> General Binding Site Plan - \$1,500 + \$100/acre for every acre over 3 <input type="checkbox"/> Planned Unit Development - \$800 + \$100/lot or tract <input type="checkbox"/> Preliminary Long Subdivision \$1,500 + \$100/lot or tract <input type="checkbox"/> Final Long Subdivision \$525 + \$50/lot or tract	Hot Key – 243 Hot Key – 243 Hot Key – 243 Hot Key – 243	<input type="checkbox"/> Annexation - \$1,500 + \$50/acre + <input type="checkbox"/> Comprehensive Plan Amendment – Variable \$ _____ <input type="checkbox"/> Land Use & Development Code Amendment - \$500 <input type="checkbox"/> Zoning Map Amendment – Variable \$ _____	Hot Key – 243 Hot Key – 043 Hot Key – 243 Hot Key – 243

DESCRIPTION OF PROPOSED PROJECT: (Attach supplemental sheets as necessary)



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

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PHONE: (360) 332-8311 • FAX: (360) 543-9978
www.cityofblaine.com

Plat Variance for Hardship Application

FOR OFFICE USE ONLY

Total Fees \$ _____

Receipt # _____

STAMP IN DATE

Project Name: _____

Applications must be completed and submitted to Community Development Services. Applications that are incomplete (i.e., that do not include all of the information required below) will be returned to the applicant.

SUBMITTAL REQUIREMENTS

A completed **Master Land Use Application**. Representative authorization is required if application is not signed by owner.

Please prepare and label as "EXHIBIT A," a narrative statement describing how the proposal is consistent with the criteria for variance to relieve hardship:

1. That the proposed plat is clearly in an area or of a type that contains extraordinary conditions of existing development pattern, topography, access, location, shape, size, drainage or other unusual circumstances such that strict compliance with specified requirements of this title would create an extraordinary hardship for the property owner;
2. That the variance would not confer a special benefit upon persons or property that would not be equally available to all persons or property under the same circumstances;
3. That the hardship to the property owner outweighs the public benefit to be derived from strict compliance with the specified plat requirements;
4. That granting of the variance will not be unduly detrimental to the public welfare or injurious to the property or improvements in the vicinity.

A Zoning Code Variance application fee (\$250.00) as set forth in the City of Blaine Unified Fee Schedule

The applicant hereby certifies that the statements contained in this application are true and provide an accurate representation of the proposed amendment.

APPLICANT'S SIGNATURE

DATE



INFORMATION BULLETIN No. 34

City of Blaine

Updated
March 2009

VARIANCE

WHAT IS A VARIANCE?

A Variance is permission to not comply with the standards of development on a particular site. It is permission to “vary” from the general rules and regulations that apply to construction of buildings or improvements on the site.

A VARIANCE CAN BE USED TO:

Construct a building closer to the property line than is usually allowed by reducing the setback.

Construct a building that is taller than usually allowed.

Change the requirements for a physical aspect of site development, such as landscaping, lot coverage or parking, that is required by the zoning standards for your site or use.

A VARIANCE CAN NOT BE USED TO:

Change the permitted uses on a site. For instance, a Variance cannot make a business permitted on a property designated for residential uses, or a factory permitted on a property designated for retail uses.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type II-PC application. It involves a public hearing at the Planning Commission. The Planning Commission makes the final decision on a variance application.

Refer to the Informational Bulletin describing the process. **See IB#8.**

Be advised that there is a separate permit entitlement called a “Plat Variance” that is specifically associated with land division applications and differs from the Variance described here.

HOW DO I APPLY?

1. A pre-application conference is recommended, but not required.
2. You must submit a Land Use Master Invoice and a Variance Application.
3. Many Variance Applications will also require a site plan drawing demonstrating why a variance is needed.
4. You must pay the applicable fees

Applications are submitted by appointment.

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

WILL MY VARIANCE REQUEST BE GRANTED?

There is no simple answer to this question, but a Variance is granted or denied based on a set of criteria. These criteria are listed on the back of this page.

Usually, a variance has a good chance of being granted when it is a reasonable solution to a truly unique situation that is the result of things outside the property owner’s control.

The City of Blaine’s Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant’s responsibility to ensure that the project meets all requirements of applicable codes and regulations.

(See reverse)

APPROVAL CRITERIA

The following criteria are used to judge if a Variance may be approved by the Planning Commission:

All of the following must apply:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district;
2. That literal interpretation of the provisions of this division would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this division;
3. That the special conditions and circumstances do not result from the actions of the applicant; and
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this division to the other lands, structures or buildings in the same district.