

LAND MANAGEMENT DIVISION



LAND USE APPLICATION
Variance: Chapter 16

PUBLIC WORKS DEPARTMENT 125 E 8th AVENUE, EUGENE OR 97401 PLANNING: 682-3807

For Office Use Only. FILE # CODE: DASV FEE:

Applicant (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Applicant Signature: _____

Agent (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Agent Signature: _____

Land Owner (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Land Owner Signature: _____

LOCATION

Township Range Section Taxlot

Site address

PROPOSAL: A request for Director Approval of a Setback Variance to Chapter 16, pursuant to Lane Code 16.256.

ADJOINING OWNERSHIP Is any adjacent property under the same ownership as the subject property? List the map and tax lot(s).

SITE PLAN A site plan must be included. Refer to the handout entitled "How to prepare your plot plan". Identify nearby driveways. Driveways spacing standards are contained in Lane Code 15.138.

ZONING _____

ACREAGE: _____

DESCRIBE THE ACCESS TO THE PROPERTY (circle the answer):

State Hwy County Rd Public Rd Private Easement

EXISTING IMPROVEMENTS Does the property contain any roads, structures, etc.?

PHYSICAL FEATURES: Describe the site. Identify any steep slopes, water bodies (creeks, ponds, etc.) or other significant features. Include additional pages if necessary.

APPROVAL CRITERIA

16.256 Variances.

(1) Scope. Variances to a requirement of this chapter with respect to dimensions, setback, yard uses, lot coverage, height of structures, vision clearance, fences and walls, and other quantitative requirements may be approved by the Planning Director if:

- (a) An application is submitted pursuant to LC 14.050.**
- (b) The application is reviewed pursuant to LC 14.100.**
- (c) The application complies with the criteria of LC 16.256(2) below.**

(2) Criteria.

(a) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity which result from lot size or shape, topography or other circumstances over which the property owner, since the enactment of this chapter, has had no control.

Describe the special circumstances that apply to your property that do not apply to other properties in the vicinity.

(b) The variance is necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zones in the area.

Explain how the requested variance complies with this criterion.

(c) The variance would conform with the purposes of this chapter and would not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Rural Comprehensive Plan.

If the variance is granted, how would it affect your neighbors and other properties in the vicinity? Would it result in a conflict with the Rural Comprehensive Plan?

(d) The variance requested is the minimum variance which would alleviate the difficulty.

Are you requesting a greater variance than what is necessary to complete your project?

(e) The variance is not the result of a self-created hardship.

Why are you asking for this variance?
