



City of Coos Bay

Public Works and Development

500 Central Avenue, Coos Bay, Oregon 97420

Phone 541-269-8918

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VARIANCE APPLICATION

In accordance with Coos Bay Municipal Code, Chapter 17.350 a variance from property development standards may be granted subject to quasi-judicial review by the Planning Commission in order to encourage sound development, permit efficient use of the land, and permit reasonable flexibility in ordinance requirements.

A variance is not intended to avoid an inconvenience, increase profitability, correct a self-created hardship, or allow the use of property for a purpose not authorized within the zoning district.

SUBJECT PROPERTY

Street Address: _____

Township _____ Range _____ Section _____ Tax lot # _____

Lot(s) _____ Block: _____ Addition: _____

APPLICANT / OWNER

Name of Applicant: _____

Address: _____ Telephone: _____

Name of Owner: _____

Address: _____ Telephone: _____

Please answer the following questions as completely as possible; use additional paper if necessary. The approval of this permit must be based on specific facts; therefore, yes/no answers are not sufficient. City personnel will assist you in answering any question.

A variance is requested from which requirement?

Required findings:

A. What physical, exceptional, extraordinary circumstances or conditions apply to your

property that does not apply generally to other property in the same zoning district.

- B. How would a strict application of the ordinance provisions constitute an unnecessary hardship or practical difficulty which is not self-created?
- C. Describe zoning and use of abutting properties in detail.
- D. Will granting the variance have a negative affect on abutting properties? (explain).
- E. Will granting the variance create a safety hazard? (explain).

ADDITIONAL REQUIREMENTS:

- A. Attach a plot plan drawn to scale showing slopes, existing structures, proposed structures, yards, parking, landscaping, utilities, location of signs and outside lighting.
- B. Attach (a) a certified list of names and addresses of all owners of property within 250-feet of the exterior boundaries of the subject property according to the latest adopted County tax roles and (b) an assessor's map showing all lots and parcels of land within that area.
- C. Provide evidence that you are the owner or purchaser of the property or have the written permission of such owner to make application for a conditional use permit.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the Planning Commission requests the attendance of myself, or my representative at the meeting(s) where this request is scheduled for consideration.

Signature of Applicant or Authorized Agent

Date

Filing Fee for projects having a valuation of \$5,000 or more **\$500.00**
Filing Fee for projects having a valuation of \$5,000 or under **\$125**

Date paid:

Revised 2/09 DE

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