

City of Rainier Land Use Application

P.O. Box 100, Rainier, Oregon 97048

Ph: 503.556.7301 Fax: 503.556.3200

<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Text Amendment: Section(s): _____
<input type="checkbox"/> Variance Permit <input checked="" type="checkbox"/> Administrative Variance	<input type="checkbox"/> Similar Use Determination	<input type="checkbox"/> Map Amendment: ____ Single Parcel ____ Multiple-# ____ Parcels
<input type="checkbox"/> Design Review/Site Review <input type="checkbox"/> GeoHazard / Flood Review	<input type="checkbox"/> Non-Conforming Use ____ Permit ____ Modification/Expansion	____ Zoning Map ____ Comprehensive Plan Map

Property Address: _____

Access Road(s): _____

Tax Lot Number(s): _____

Site Size: acres _____ sq/ft _____ Zoning: Current _____ Proposed _____

Present Use: _____ Proposed Use: _____

Water: City Well Sewer: City or Septic

Development Restrictions: Flood Area Slide Area Slopes > 20% Creek Other _____

Applicant / Consultant: _____ Phone: _____

Address: _____ Fax: _____

Signature: _____ Date: _____

Property Owner(s) of Record: (Attach separate sheet with signatures of all additional property owners.)

1. Name: _____ Phone: _____

Address: _____ Fax: _____

Signature: _____ Date: _____

2. Name: _____ Phone: _____

Address: _____ Fax: _____

Signature: _____ Date: _____

Does and owner of this site own any adjacent property? (if so, give tax lot number(s))

Direct Communications To: Owner _____ Applicant/Consultant _____

Received by:	Receipt No.:	Fee: \$250.00	Date:
Other Land Use Reviews/Approvals Required?		Hearing Date & Status:	
Public Hearing: <input type="checkbox"/> Required <input type="checkbox"/> Recommended by:		<input type="checkbox"/> Requested by:	

**City of Rainier Supplemental Application
Administrative Variance**

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PHONE: (503) 556-7301 FAX: (503) 556-3200

Administrative Variances

The Planning Director has the authority to grant administrative relief of up to 20% on one site development standard without the need for a Variance Permit.

Administrative Variances are subject to the requirements of Section 6.5 of the Rainier Zoning Ordinance.

Application

To apply for an Administrative Variance, a completed Land Use Application form, the appropriate fee, and answers to the questions on this supplemental application must be submitted to the City by the property's owner or authorized agent, on forms prescribed by the City.

Applications will not be processed by the City until they are deemed complete, which includes signatures by all property owners of record, all required information, and the appropriate fee.

Decision Process

Administrative Variances are Type I, Administrative Decisions. Type I procedures are outlined in Section 7.7 of the Zoning Ordinance.

Review Authority. The Planning Director has final authority to approve, approve with conditions, or deny Administrative Variance applications.

Criteria for Approval

In order to grant an Administrative Variance, the Planning Director must make findings of fact to support certain conclusions. Your application must specifically address these conclusions, and must show how your proposal satisfies the criteria for approval.

Please answer the following questions to the best of your ability. Attach any written documentation which supports your application. You may use a separate sheet of paper to answer the questions

A. Please provide details about the Administrative Variance you are requesting:

1. The standard appears in what City Ordinance and in what section: _____

2. The standard reads as follows: _____

3. The amount of variance that is being requested is 20% or less than the required standard, calculated as follows: (square footage, linear feet, etc.): _____

B. An Administrative Variance will only be granted if it is determined to be necessary for one of the following reasons. Please describe how approval of the variance will result in one or more of the following:

1. More effective use of the site

2. The preservation of natural features

3. The adequate provision of light, air and privacy to adjacent properties

4. Adequate access