



**CRITICAL AREAS
ZONING CODE VARIANCE APPLICATION
INSTRUCTIONS AND CHECKLIST**

Variance Name	File Number
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1. The following must be submitted with the application.

Required	Received	
		A. Completed Master Permit Application and fee of \$450 - administrative or \$950 - examiner
		B. Five (5) Copies of the Critical Area Report per Stanwood Municipal Code requirements.
		C. One set of address labels for all property owners within 300 feet of the subject parcel.

2. Approval Criteria: Variances must meet the following criteria for approval as defined in SMC 17.114.200. Submit a written statement addressing each of the criteria.

		A. Special conditions and circumstances exist that are peculiar to the land, the lot, or something inherent in the land, and that are not applicable to other lands in the same district.
		B. The special conditions and circumstances do not result from the actions of the applicant.
		C. A literal interpretation of the provisions of this chapter or Chapters 17.115 through 17.135 SMC would deprive the applicant of privileges permitted to other properties in the vicinity and zone of the subject property under the terms of this chapter, and the variance requested is the minimum necessary to provide the applicant with such rights.
		D. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter or Chapters 17.115 through 17.135 SMC to other lands, structures, or buildings under similar circumstances.
		E. The granting of the variance is consistent with the general purpose and intent of this chapter and Chapters 17.115 through 17.135 SMC, and will not further degrade the functions or values of the associated critical areas or otherwise be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the subject property.

		F. The decision to grant the variance includes the best available science and gives special consideration to conservation or protection measures necessary to preserve or enhance anadromous fish habitat.
		G. The granting of the variance is consistent with the general purpose and intent of the Stanwood Comprehensive Plan and adopted development regulations.

Additional information may be required by the City. The applicant will be notified in writing if additional information is necessary.

FOR CITY USE ONLY

- This application is complete
- This application is incomplete. See items marked "required" above.

Community Development Director or Representative

Date

These submittal requirements are for City of Stanwood permits only. Additional permits may be required by other federal, state, regional or local agencies. It is the responsibility of the applicant to ascertain whether other permits are required.