

## SUPPLEMENT PAGE B - FOR SHORELINE MANAGEMENT VARIANCES

FILE NO. \_\_\_\_\_

### ALLEGATIONS OF APPLICANT

The purpose of a variance permit is strictly limited to granting relief to specific bulk, dimensional or performance standards set forth in the Master Program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program would impose unnecessary hardships on the applicant or thwart the policies set forth in the Shoreline Management Act.

Variance permits should be granted in a circumstance where denial of the permit would result in a thwarting of the policies of the Shoreline Management Act. In all instances extraordinary circumstances shall be shown, and the public interest shall suffer no substantial detrimental effect.

In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments in the area where similar circumstances exist, the total of the variances should also remain consistent with the policies of the Shoreline Management Act, and should not produce substantial adverse effects to the shoreline environment.

### **PLEASE ADDRESS THE FOLLOWING POINTS:**

Variance permits for development shall be authorized only if the applicant can demonstrate all of the following:

- Point 1.** That the strict application of the bulk, dimensional, or performance standards set forth in the master program precludes or significantly interferes with reasonable permitted use of the property;
- Point 2.** That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features, and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;
- Point 3.** That the design of the project will be compatible with other permitted activities in the area, and will not cause adverse effects to adjacent properties or the shoreline environment designation;
- Point 4.** That the requested variance will not constitute a grant of special privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief;
- Point 5.** That the public interest will suffer no substantial detrimental effect.