

Major Variance Application

City of Monmouth

Date: _____

Fee: \$500.00

Receipt No.: _____

Application No.: _____

Applicant:

Name

Mailing Address

City State zip

Phone E-mail

Title Holder:

Name

Mailing Address

City State Zip

Location:

Street Address: _____

Tax Lot Number _____ Assessor Map _____

Description:

Comprehensive Plan Map Designation: _____

Current Zoning: _____

Size (acres): _____

Procedures: Variance applications are processed in accordance with Monmouth City Code (MCC) Chapter 18.20, "Variances." Variance applications are conducted as a Type II procedure. Written notice of the application is provided to all property owners within 250 feet of the property. For Type II procedures, the Planning Commission conducts a public hearing to review the request. In accordance with MCC Section 18.20.010, the City of Monmouth may authorize variances from the requirements of the Zoning Ordinance where it can be shown that owing to special and unusual circumstances related to a specific piece of property, literal interpretation of Ordinance standard would cause undue or unnecessary hardship.

The Zoning Ordinance is available at the City of Monmouth website: <http://www.ci.monmouth.or.us/>

A complete application must include a separate written submittal that includes a detailed description of the proposed variance and adequately addresses each of the Major Variance approval criteria from MCC Section 18.20.060.

The applicant is seeking a variance to the requirements of Monmouth Zoning Ordinance Section(s) _____
_____ [Cite applicable City Code Section(s)]

18.20.060 Major Variance Standards

The Planning Commission may permit and authorize a variance from any dimensional development standard in the Zoning Ordinance, if the Planning Commission finds that the variance meets all of the following standards.

- (1) The condition which would cause undue or unnecessary hardship is a condition peculiar to the applicant’s property which is not found generally in other property in the zone.
- (2) The variance will be consistent with the Comprehensive Plan and with the purpose of the zone in which the applicant’s property is located.
- (3) The variance will not be materially detrimental to the purpose of the Zoning Ordinance, be injurious to property in the zone or vicinity in which the property is located, or be otherwise detrimental to the objectives of any City development, plan or policy.
- (4) The variance requested is the minimum variance necessary from the provisions and standards of this Ordinance which will alleviate the hardship.

I HEREBY CERTIFY THAT ALL STATEMENTS CONTAINED HEREIN, ALONG WITH THE EVIDENCE SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant’s Signature

Date

Applicant’s Signature

Date

Title Holder’s Signature

Date

Title Holder’s Signature

Date

NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT LETTERS OF CONSENT. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE APPROVAL PROCESS.

City of Monmouth Community Development Dept.
151 Main St W
Monmouth, OR 97361
503-751-0147