



Critical Area Variance Narrative

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This narrative must be completed and uploaded as part of your application submittal. Please select the type of Critical Area Variance being requested. The questions below are meant to help you demonstrate compliance with [SCC 14.10](#) and [SCC 14.24](#).

- ☐ Critical Area Reasonable Use Exception
- ☐ Critical Area Variance

1. Describe the specific buffer reduction you are requesting.
2. Describe why the variance is needed to allow for reasonable use of the property.
3. Describe how the variance will not grant the applicant a special privilege that is not enjoyed by other property owners within the same zone.
4. Describe how the actual interpretation of the code requirements would deprive the applicant of rights commonly enjoyed by other properties in the same zone.
5. Describe how the issuance of a variance from standard zoning setbacks will not provide sufficient relief to avoid the need for a variance of the critical area setback.

6. The granting of the variance must be justified to address a special circumstance and is not simply for the economic convenience of the applicant.
 - a. Describe the existing limitations based on the lot size, lot configuration, or easements.
 - b. Describe how existing utility infrastructure such as septic system or water source create limitations on the lot.
 - c. Describe how locations of existing buildings or structures create limitations on the lot.
 - d. Describe any existing topographic or critical area constraints that are specific to the lot.
 - e. Describe how the existing special condition or circumstance is not the result of actions by the current or previous owner.
 - f. Did the special condition arise from adjusting the parcel boundary line or subdividing the property after June 13, 1996?
7. Development of the subject parcel must have the least impact on critical areas as demonstrated in a site assessment and mitigation plan prepared by a qualified professional ([SCC 14.24.080\(5\)\(b\)](#))
 - a. Describe the efforts taken to avoid impacts to critical areas.

- b. Describe how the project is designed to minimize impacts to critical areas.
 - c. Describe how any temporary impacts to critical areas will be restored.
 - d. Describe how the mitigation plan will reduce or eliminate the impacted area over time.
 - e. Describe how unavoidable impacts to the critical areas are compensated (e.g. replacing, enhancing, or providing substitute resources or environments).
8. Describe how the variance will not create significant adverse impacts to the associated critical areas. This is a determination that is made by the qualified professional ([SCC 14.24.140\(3\)\(f\)](#)).
9. Is the proposal in a Special Flood Hazard Area (SFHA)? If yes, describe how the proposal will not adversely affect species protected under the Endangered Species Act, or their habitat.