



Zoning Requirement Variance Narrative

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
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This narrative must be completed and uploaded as part of your variance request. Select which variance is being requested.

- ☐ Reduction of minimum short plat densities [SCC 14.16.340\(5\)](#)
- ☐ Reduction in parking requirements [SCC 14.16.800\(2\)\(b\)](#)
- ☐ Reduction of standard setbacks up to 100% [SCC 14.16.810\(4\)](#)
- ☐ Alternative landscape requirements [SCC 14.16.830\(6\)\(i\)](#)

1. Describe the specific variation from the code requirements being requested.
2. Describe why the variance is the only possibility that would allow reasonable use of the property.
3. Describe how the variance will not be harmful to the neighborhood, or otherwise detrimental to public welfare.
4. The granting of the variance must be justified to address a special circumstance and is not 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?
5. Describe how actual interpretation of the requirements would deprive the applicant of rights commonly enjoyed by other properties in the same zone.
6. Describe whether the variance will give the applicant any special privilege that is denied by the code to other lands, structures, or buildings in the same zone.
7. **Alternative Landscape Requirement:**
Demonstrate how the alternative landscape plan meets the intent of [SCC 14.16.830](#) or that a hardship exists because of lot topography, size, or location.