



Application Form for ECA Variances

T O B E C O M P L E T E D B Y A P P L I C A N T

A. Please describe the proposed project indicating square footage of structure, height (1, 2, 3 stories, etc) and other specific details that communicate, with the plans, the nature of the proposed development on the subject site and the features that require a variance.

Please provide a response to each of the five questions below. Use a separate sheet for your answers; please number your answers to correspond to the questions listed below. You will need to address each criterion for each variance being sought.

The lot for which the variance is requested must have been in existence as a legal building site prior to Oct. 31, 1992. All applications must include the following. Please see SMC Section 25.09.280 for more detailed information.

B. You must submit a written analysis of the following facts and conditions as they apply to your request:

- 1. Because of the location of the subject property in or abutting an environmentally critical area or areas, and the size and extent of any required environmentally critical areas buffer, the strict application of the applicable yard or setback requirements of Title 23 would cause unnecessary hardship;**
- 2. The requested variance does not go beyond the minimum to stay out of the full width of the riparian management area or required buffer and to afford relief; and**
- 3. The granting of the variance will not be injurious to the safety or to the property or improvements in the zone or vicinity in which the property is located; and**
- 4. The yard or setback reduction will not result in a development that is materially detrimental to the character, design and streetscape of the surrounding neighborhood, considering such factors as height, bulk, scale, yards, pedestrian environment, and amount of vegetation remaining; and**
- 5. The requested variance would be consistent with the spirit and purpose of the Environmentally Critical Policies and Regulations.**

If the remedies provided in these sections are insufficient, the applicant may be eligible for an ECA exception. Please see SMC Section 25.09.300 and CAM 328, *ECA Exception - Application Instructions and Submittal Requirements*.

TO BE COMPLETED BY APPLICANT

NAME AND ADDRESS OF OWNER(S) OF THE PROPERTY

Name: _____

Address: _____

City/State/Zip Code: _____

Telephone: _____

NAME AND ADDRESS OF AGENT FOR OWNER(S)

Name: _____

Address: _____

City/State/Zip Code: _____

Telephone: _____

Applicant's Signature: _____

Date of Application: _____

TO BE COMPLETED BY SEATTLE DCI STAFF

Application Number: _____

Receipt #: _____

Land Use Planner: _____

Fee: _____

Analyst: _____

Land Use Map Page: _____

Zone: _____

Type of Critical Area(s): _____

Other Land Use Designations: _____

Approved: _____

Denied: _____