



SHORELINE ADMINISTRATIVE VARIANCE

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What is this variance request based upon? Check the appropriate box and answer the questions in that section. (Attach separate sheets if necessary)

Averaging

d. What is the average setback of all residential structures within 300 feet of each property line?

(Note: Vacant properties shall apply the required shoreline environmental setback distance when making the calculation.)

Nonconforming Lot

e. Does the lot size prevent meeting the required shoreline environment setback? YES NO

f. Explain why the lot does not conform to the Shoreline Master Program requirements (i.e., size, shape, dimensions, natural features).

g. Is the requested variance the minimum necessary to afford relief?

YES NO Explain:

h. Will the development be located as far landward as possible from the ordinary high water mark?

YES NO Explain:

Expansion (Attach separate sheets if necessary)

i. Is your request for an expansion of an existing nonconforming structure toward or parallel to the water? YES NO If yes, answer questions the following questions

i. How is the proposal compatible in terms of use and appearance and any other factors with neighboring land uses?

ii. What steps have been taken to minimize inconsistency with regulations and adverse impacts from the expansion?

iii. Explain why the variance would not set a precedent which would cumulatively result in development inconsistent with the Shoreline Master Program.



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4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 ½" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

| Applicant | Site Plan Checklist | Staff |
|--------------------------|--|--------------------------|
| <input type="checkbox"/> | a. North arrow, site address, tax parcel number and map scale used | <input type="checkbox"/> |
| <input type="checkbox"/> | b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested. | <input type="checkbox"/> |
| <input type="checkbox"/> | c. All existing and proposed structures | <input type="checkbox"/> |
| <input type="checkbox"/> | d. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way. | <input type="checkbox"/> |
| <input type="checkbox"/> | e. All easements encroaching onto the property (for example: utility, road, railroad, etc) | <input type="checkbox"/> |
| <input type="checkbox"/> | f. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs. | <input type="checkbox"/> |
| <input type="checkbox"/> | g. Location of any critical areas and buffers (example: wetlands, ponds, streams, steep slopes, seasonal drainages, marine bluffs, flood plain, high groundwater, oaks, special habitat, etc) | <input type="checkbox"/> |
| <input type="checkbox"/> | h. Type and location of existing and proposed vegetation to remain and be removed. | <input type="checkbox"/> |
| <input type="checkbox"/> | i. Proposed grading and approximate cut and fill quantities | <input type="checkbox"/> |
| <input type="checkbox"/> | j. Location of the ordinary high water mark | <input type="checkbox"/> |
| <input type="checkbox"/> | k. Provide a calculation of total impervious surfaces on the subject parcel within 200 feet of the ordinary high water mark. | <input type="checkbox"/> |
| <input type="checkbox"/> | l. Locations of the required and proposed shoreline setbacks as measured from the ordinary high water mark. | <input type="checkbox"/> |
| <input type="checkbox"/> | m. Topographic information showing two-foot contours for the entire subject parcels or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read. This information may be provided on a separate sheet. | <input type="checkbox"/> |

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.