



Planning and Development Services

Type
A-11b

REQUEST FOR APPLICATION OF BUFFER WIDTH PERFORMANCE STANDARDS (VARIANCE) CRITERIA SHEET

Required Critical Areas Buffers shall not deny all reasonable use of property. A request for application of buffer width performance standards (variance) may be granted. This request for Buffer Width Variance shall be completed and attached to the development application.

Answer the following questions. You may use a separate sheet of paper, if necessary.

1. Explain why a buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property, but which because of special circumstances is denied to the property in question.
2. Explain any special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties in the same zoning district, and which support the granting of a variance from the buffer width requirements.
3. Explain why the granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement.
4. Explain why the granting of the buffer width variance will not impact the subject critical area.
5. Describe proposed mitigation measures to enhance, restore or replace critical areas and their buffers consistent with the standards of the Critical Areas Overlay Chapter from the Development Code.

NOTE: THE APPLICANT MUST PROVIDE THE BURDEN OF PROOF THAT THE REQUESTED VARIANCE COMPLIES WITH THE CRITERIA.

07/00

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The Development Code (Title 20) is located at mrsc.org