



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health
615 W. Alder St. – Bldg. 8, Shelton, Wa 98584
Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

Mason County Permit Center Use:

ADV _____ - _____

Date Rcvd _____

Fee: \$130.00

Request for Administrative Variance for Reduction in the Required Setbacks

For administrative review, the minimum variance on a setback request is 5 feet from the side yard lot lines and 10 feet for front and rear lot lines or any access easement. **Request for further reduction requires a standard variance.** Setbacks are measured from the furthest projection of the structure, including roof eaves and gutters.

Applicant/Owners: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Email: _____

If this reduction is tied to a building permit, please give permit case number.

BLD _____ - _____

Parcel Number(s): _____ Zoning _____

Site Address: _____

Requested setback variance:

_____ ft. Front Rear Side

_____ ft Front Rear Side

_____ ft. Front Rear Side

_____ ft Front Rear Side

Front Setbacks – From access easements and road right of ways. Minimum 10 feet.

Rear Setbacks – From the rear property line. Minimum 10 feet.

Side Setbacks – From the side property line. Minimum 5 feet except for certain shoreline designations.

An illustrated site plan is required.

Your site plan must show the following: north arrow, abutting street or easements, and set backs to all property lines and existing buildings, slopes, surface water, wetlands, critical areas, septic, well and driveway. Show all proposed new development.

FRONT AND OR REAR YARD REDUCTION REQUESTS:

For existing lots of record as of March 5, 2002;

You must meet one of the following:

- 1) One of the following exists on the lot (check all that apply):
 - a) steep slopes, wetlands, or streams present;
 - b) soils that restrict building or septic development;
 - c) lot width at the front yard line of no more than 50 feet;
 - d) lot size of no more than one-fourth acre;
 - e) existing improvements of buildings, septic systems, and well areas.

SIDE YARD REDUCTION REQUESTS:

For existing lots of record as of March 5, 2002;

You must meet one of the following:

- 2) One of the following exists on the lot (check all that apply):
 - a) steep slopes, wetlands, or streams present;
 - b) soils that restrict building or septic development;
 - c) lot width at the front yard line of no more than 50 feet;
 - d) lot size of no more than one-half acre;
 - e) existing improvements of buildings, septic systems, and well areas.

Explain how these circumstances preclude a reasonable development proposal from meeting the setback standard for Rural Residential 2.5, 5, 10, or 20 zones.

Owner/ Agent (please indicate) _____
Signature Date

Official Use Only

Approved by: _____ Date _____

Denied by: _____ Date _____

Reason for denial: _____
