

City of Springfield
 Development Services Department
 225 Fifth Street
 Springfield, OR 97477



Major Variance

Required Project Information		<i>(Applicant: complete this section)</i>
Applicant Name:		Phone:
Company:		Fax:
Address:		
Applicant's Rep.:		Phone:
Company:		Fax:
Address:		
Property Owner:		Phone:
Company:		Fax:
Address:		
ASSESSOR'S MAP NO:	TAX LOT NO(S):	
Property Address:		
Size of Property: Acres <input type="checkbox"/> Square Feet <input type="checkbox"/>		
Description of Proposal: <small>If you are filling in this form by hand, please attach your proposal description to this application.</small>		
Existing Use:		
Signatures: Please sign and print your name and date in the appropriate box on the next page.		
Required Project Information		<i>(City Intake Staff: complete this section)</i>
Associated Applications:		Signs:
Case No.:	Date:	Reviewed by:
Application Fee: \$	Technical Fee: \$	Postage Fee: \$
TOTAL FEES: \$		PROJECT NUMBER:

Signatures

The undersigned acknowledges that the information in this application is correct and accurate.	
Applicant:	
_____	Date: _____
Signature	

Print	

If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf.	
Owner:	
_____	Date: _____
Signature	

Print	

Major Variance Application Process

1. Applicant Submits a Major Variance Application to the Development Services Department

- The application must conform to the *Major Variance Submittal Requirements Checklist* on page 4 of this application packet.
- Planning Division staff screen the submittal at the front counter to determine whether all required items listed in the *Major Variance Submittal Requirements Checklist* have been submitted.
- Applications missing required items will not be accepted for submittal.

2. City Staff Conduct Detailed Completeness Check

- Planning Division staff conducts a detailed completeness check within 30 days of submittal.
- The assigned Planner notifies the applicant in writing regarding the completeness of the application.
- An application is not be deemed technically complete until all information necessary to evaluate the proposed development, its impacts, and its compliance with the provisions of the Springfield Development Code and other applicable codes and statutes have been provided.
- Incomplete applications, as well as insufficient or unclear data, will delay the application review process and may result in denial.

3. Planning Commission or Hearings Official Review the Application, Hold a Public Hearing, and Issue a Decision

- This is a Type III decision and thus is made after a public hearing.
- A notice is posted in the newspaper, and notice is mailed to property owners and occupants within 300 feet of the property being reviewed and to any applicable neighborhood association. In addition, the applicant must post one sign, provided by the City, on the subject property.
- Written comments may be submitted to the Development Services Department through the day of the public hearing or comments may be provided in person during the public hearing.
- Applications are distributed to the Development Review Committee.
- After a public hearing, the Planning Commission or Hearings Official issues a decision that addresses all applicable approval criteria and/or development standards, as well as any written or oral testimony.
- Applications may be approved, approved with conditions, or denied.
- The City mails the applicant and any party of standing a copy of the decision, which is effective on the day it is mailed.
- The decision issued is the final decision of the City but the Planning Commission's decision may be appealed within 15 calendar days to the City Council, and the Hearings Official's decision may be appealed within 21 calendar days to the Land Use Board of Appeals.

Major Variance Submittal Requirements Checklist

NOTE: If you feel an item does not apply, please state the reason why and attach the explanation to this form.

- Submitted Concurrently** with Site Plan Review or Land Division applications, where applicable.
- Application Fee** - refer to the *Development Code Fee Schedule* for the appropriate fee calculation formula. A copy of the fee schedule is available at the Development Services Department. The applicable application, technology, and postage fees are collected at the time of complete application submittal.
- Major Variance Application Form**
- Copy of the Deed**
- Copy of a Preliminary Title Report** issued within the past 30 days documenting ownership and listing all encumbrances.
- Narrative** – explaining the proposal and any additional information that may have a bearing in determining the action to be taken, including findings demonstrating compliance with the Major Variance Criteria described in SDC 5.21-130.

NOTE: Before the Planning Commission or Hearings Official can approve a Major Variance request, information submitted by the applicant must adequately support the request. All of the Major Variance Criteria must be addressed by the applicant. Incomplete applications, as well as insufficient or unclear data, will delay the application review process and may result in denial. In certain circumstances, it is advisable to hire a professional planner or land use attorney to prepare the required findings.

- Three (3) Copies of a Plot Plan** to include the following:
 - If submitted concurrently with a Land Division or Site Plan Review application, eighteen copies of the Land Division Tentative Plan or Site Plan sheet may be submitted in lieu of the plot plan as long as it meets the following requirements.
 - Prepared by an Oregon licensed Surveyor if the major variance involves a setback
 - The scale appropriate to the area involved and sufficient to show detail of the plan and related data, such as 1" = 30', 1" = 50' or 1" = 100', north arrow, and date of preparation
 - The nature and extent of the major variance requested and relevant site features