



City of
Lakewood

DEPARTMENT OF PLANNING & PUBLIC WORKS

Critical Area Variance Submittal Worksheet (LMC 14.142.110)

LMC 14.142.110 allows variance applications for exceptions to the development standards and may be used as a method for reducing impacts to critical areas. The appropriate review authority may consider impacts to critical areas as an undue hardship, and as a basis for finding that unique circumstances apply to a specific property in support of the granting of variances. As part of this review, please respond to the following questions:

1. Describe the special circumstances applicable to the subject property, including size, shape, or topography, the strict application of the standards deprive the subject property of rights and privileges enjoyed by other properties in the vicinity.

2. How will the proposed variance not result in substantial, detrimental impacts to the critical area, public welfare or injurious to the property or improvements in the vicinity and area in which the property is situated or contrary to the goals, policies and purpose of this title?

3. Describe how will granting of the variance is the minimum necessary to accommodate the permitted use.

4. How has the proposal used mitigation sequencing to avoid impacts and provided mitigation to the maximum extent practical as required?

5. Does granting the variance result in an overall increase in the function and value of the critical area?