
Adjustment Application

#: _____

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Brief Explanation: _____

JUSTIFICATION OF REQUEST

Review Criteria for Adjustments are found in The Dalles Municipal Code Section 3.080.040

For approval the applicant must satisfy the criteria in EITHER Section A or Section B.

On a separate piece of paper provide sufficient information for the review body to determine each of the issues listed in the section chosen. The information may be written, photographic, or any other method which will provide useful information to the review body. Except for the application, information may be sent by fax or E-mail.

- A.
 - 1. If in a residential zone, show that the proposal will not significantly detract from the livability or appearance of the residential area.
 - 2. If more than one adjustment is being requested, the cumulative affect of the adjustments results in a project which is still consistent with the overall purpose of the zone.
 - 3. City designated scenic resources and historic resources are preserved.
 - 4. Any impacts resulting from the adjustment are mitigated to the extent practical.
 - 5. If in an environmental sensitive area, the proposal has as few detrimental environmental impacts on the resource and resource values as is practicable.

- B.
 - 1. Application of the regulation in question would preclude all reasonable economic use of the site.
 - 2. Granting the adjustment is the minimum necessary to allow the use of the site.
 - 3. Any impacts resulting from the adjustment are mitigated to the extent practical.

- C.
 - 1. Result in a more efficient use of the site.
 - 2. Provide adequate provisions of light, air, and privacy to adjoining property.
 - 3. Provide for accessibility, including emergency vehicles, per City standards.
 - 4. Result in a structure that conforms to the general character of the neighborhood or zone district.
 - 5. If a reduced number of parking is requested, provide adequate parking based on low demand users, or supplement on-site parking with joint use agreements. (The applicant may also provide comments on any of the issues in part C.)

There are no mandatory plans or other types of information required with this application. It is the applicant's responsibility to provide sufficient information and documentation on each of the issues for the review body to make a decision. Insufficient justification will result in a denial.

Signature of Applicant

Signature of Property Owner

Date

Date
