

CAPE GEORGE COLONY CLUB

61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368

PHONE: (360) 385-1177
FAX: (360) 385-3038

VARIANCE REQUEST

Name:		Date:
Mailing Street Address:	City:	State & Zip
Telephone (day):		Telephone (evening):
Legal Location: Blk No. _____ Colony <input type="checkbox"/> Div No.: _____ Village <input type="checkbox"/> Lot No.: _____ Highlands <input type="checkbox"/>	Street Name and No.:	

Requesting variance for: Home <input type="checkbox"/> Manufactured/Mobile Home <input type="checkbox"/> Addition <input type="checkbox"/> Outbuilding <input type="checkbox"/> Other <input type="checkbox"/>

Description of Variance item:

1. Attach elevation sketch to scale showing lot slope, location of house and road.
2. Attach sketch of plot plan to scale showing building(s) footprint, driveway and direction of land slope.

Reason for variance:

Owner's or Agent's Signature:	Date:
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----- CLUB USE ONLY -----

Your request for a variance has been reviewed and the following decision rendered at a meeting of the Board Trustees on _____ (date)		
<input type="checkbox"/>	Your request is hereby approved.	
<input type="checkbox"/>	Your request is hereby denied for the following reason(s); see policy for variances on reverse side:	
Signature:	Title:	Date:

POLICY FOR VARIANCES

Cape George Colony Club's Building and Property Regulations regulate all properties in the community identically regardless of individual site characteristics. Therefore, there may be situations where the strict application of the regulations could be unreasonable. A variance, which is granted by the Board of Trustees, allows an owner to be relieved from meeting one or more provisions of the Building and Property Regulations.

Before granting a variance the Board of Trustees must be satisfied that each of the criteria set forth below are met in the application:

Criteria	Indicate Yes / No	
	Bldg Comm. Review	Board's Review
1. Would the requested variance violate the covenants, conditions and reservations of Cape George Colony Club?		
2. Would the requested variance constitute a change in the restrictions or in the boundaries shown on the plat maps?		
3. Do special conditions and circumstances exist which are peculiar to the land, such as size, shape, topography or location?		
4. Would denying the variance deprive the owner privileges enjoyed by other owners of similarly situated properties?		
5. Would the variance confer a special privilege to the property which is denied to other comparable lands in Cape George?		
6. Do special conditions and circumstances exist that are the result of actions of the applicant?		
7. Do the reasons set forth in the application justify the variance, and is it the minimum variance which will make possible the reasonable use of the land?		
8. Would granting the variance be in harmony with the general purpose and intent of the Building and Property Regulations?		
9. Would granting the variance be detrimental to the general welfare of members or injurious to the neighborhood in which the property is situated?		
10. Was the fact that the property may be used more profitably a consideration in granting the variance? (Profitability may not be a consideration)		
11. Would the variance grant the owner a use which is not otherwise permitted in Cape George (such as business activity, etc.)?		