



SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

OFFICE USE ONLY

Application # _____

Date Received: _____ Fee: _____

Application Accepted By: _____ Payment Type: _____

Comments: _____

APPLICANT:

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

PROPERTY OWNERS:

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ATTORNEY AGENT

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

SIGNATURES:

APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: _____

ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: OWNER AGENT ATTORNEY

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided that any inaccurate or inadequate information provided by me/my firm/my agent, etc. may delay review of this application.

PLEASE NOTE: INCOMPLETE INFORMATION WILL RESULT IN REJECTION OF THIS SUBMITTAL.

FOR ALL QUESTIONS REGARDING THIS FORM AND FEES, PLEASE CALL: 304-725-1010.

ALL FEES MUST BE PAID WITH APPLICATION SUBMITTAL. PLEASE MAKE ALL CHECKS PAYABLE TO THE **CITY OF RANSON**.



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LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): _____

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: _____

CHECK HERE IF LISTING ADDITIONAL PARCEL NUMBERS ON SEPARATE PAGE.

ZONING DISTRICT _____ TOTAL ACREAGE _____

DESCRIPTION OF REQUEST

LIST THE SPECIFIC ORDINANCE REQUIREMENTS YOU ARE REQUESTING A WAIVER FROM (INCLUDE SECTION NUMBERS): _____

DESCRIBE THE REQUEST IN AS MUCH DETAIL AS NECESSARY TO FULLY EXPLAIN THE REQUESTED DEVIATION: _____

DESCRIBE THE REASON FOR THE DEVIATION IN AS MUCH DETAIL AS NECESSARY TO FULLY EXPLAIN WHY THE REQUESTED DEVIATION IS NECESSARY: _____

ATTACH MAP(S) AND OTHER DOCUMENTS TO FULLY EXPLAIN THE REQUESTED DEVIATION.

At a minimum, the map(s) and documentation must include:

- Title, scale, date, and approximate north arrow on all maps
- Existing structures or land uses on the property
- Boundary lines of the property (certified boundary not required)
- Existing zoning of all abutting properties
- Location of requested deviation



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IMPACT OF REQUEST

DESCRIBE HOW REQUEST IS CONSISTENT WITH CH. 19A, S. 1.2 INTENT: _____

DESCRIBE HOW REQUEST IS CONSISTENT WITH COMPREHENSIVE PLAN: _____

DESCRIBE HOW REQUEST WILL NOT MATERIALLY ENDANGER PUBLIC HEALTH OR SAFETY OR CONSTITUTE A PUBLIC NUISANCE: _____

DESCRIBE HOW REQUEST WILL NOT SUBSTANTIALLY INJURE VALUE OF ADJOINING PROPERTY: _____

DESCRIBE HOW REQUEST WILL BE IN HARMONY WITH PROXIMATE LAND USES AND CONSISTENT WITH PURPOSES OF THE ZONING DISTRICT: _____

DESCRIBE HOW REQUEST WILL ADVANCE THE INTENDED FORM OF THE DEVELOPMENT: _____

DESCRIBE HOW REQUEST WILL ADVANCE PEDESTRIAN FRIENDLY DEVELOPMENT: _____

DESCRIBE HOW REQUEST WILL PROVIDE FOR THE ENHANCEMENT, COORDINATION, OR DEMARCATION BETWEEN THE PUBLIC AND PRIVATE REALM: _____

WAIVER REQUESTS WITH SPECIFIC REQUIREMENTS

The following elements have specific standards for administrative waivers within Ch. 19A:

- Block face length and block perimeter [3.5.3 and 3.5.4]
- Spacing of public planting and public lighting [5.10.2 and 7.2.5]
- Building setbacks [5.5.2]
- Hedges or fences in place of streetscreens [5.6.6]
- Building heights for industrial uses in SDI [6.1.2]
- Open parking areas on b-grids [5.9.1]

DOES YOUR REQUESTED DEVIATION RELATE TO ANY OF THE ELEMENTS LISTED IN THIS SECTION? YES NO

IF YES, DESCRIBE HOW REQUEST MEETS THE SPECIFIC STANDARDS LISTED IN THE RELEVANT ORDINANCE SECTION: _____

CHECK HERE IF ANSWERS TO ANY QUESTION ON THIS PAGE APPEAR ON SEPARATE PAGE.