



Land Use Application Form

Minor Variance

SUBMITTAL ITEMS

- Base Land Use Application
- Fees: \$180 + \$540 deposit

The purpose of a variance is to provide a means of altering the requirements of the Fircrest Municipal Code in specific situations where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the same zoning district classification because of special features or constraints unique to the subject property. A minor variance is one that is within 10 percent of the standard contained in this title and which may be approved by the director.

The Planning/Building Director shall grant a variance from the provisions of this title when it has determined that the criteria listed in FMC 22.74.003 have been met by the proposal. When granting a variance, the Director may attach specific conditions to the variance to ensure that the variance will conform to the criteria listed in FMC 22.74.003 and all other applicable codes, design guidelines, and comprehensive plan goals and policies. The Director shall not grant a variance which establishes a use otherwise prohibited within a zoning district.

Before any minor variance may be granted, the Director shall adopt written findings showing that the following criteria are met by the proposal:

- (a) The variance will not compromise the intent of the comprehensive plan nor be inconsistent with the goals, policies and objectives of the comprehensive plan.
- (b) The variance is an immediate remedy to a condition which, if permitted, would not result in any significant adverse impacts to adjacent properties or structures.
- (c) A strict application of the standards would impose an unreasonable hardship upon the applicant or property owner.
- (d) The need for the variance is not the result of the deliberate actions of the applicant or property owner.
- (e) The variance does not create health and safety hazards.
- (f) The granting of the variance will be consistent with the purpose and intent of the zoning classification and the comprehensive plan land use designation of the subject property and will not conflict with other applicable codes, design guidelines, and comprehensive plan goals and policies.

You may use the reverse side of this form for the responses to the above criteria.

City of Fircrest Contact Information

Address
115 Ramsdell Street
Fircrest, WA 98466

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b) The variance is an immediate remedy to a condition which, if permitted, would not result in any significant adverse impacts to adjacent properties or structures.

c) A strict application of the standards would impose an unreasonable hardship upon the applicant or property owner.

d) The need for the variance is not the result of the deliberate actions of the applicant or property owner.

e) The variance does not create health and safety hazards.

f) The granting of the variance will be consistent with the purpose and intent of the zoning classification and the comprehensive plan land use designation of the subject property and will not conflict with other applicable codes, design guidelines, and comprehensive plan goals and policies.
