

Sign Variance Submittal

Submittal Items

Please included the following:

- Land Use Application
- 2 sets any applicable plans
- Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners

Residential

Intake \$400

Deposit: \$1000

Nonresidential

Intake: \$750

Deposit: \$2000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Please demonstrate the proposal's compliance with the following criteria:

The granting of the variance would not be materially detrimental to the property owners in the vicinity and the variance sought is of minimum sign size, height, and scope to meet the conditions and needs of the applicant.

The granting of the variance would not be contrary to the objectives of this chapter.

The signage of the property in question cannot be adequately met under the literal interpretation and strict application of the chapter.

The granting of the variance is necessary because of special circumstances relating to the property location, topography, shape and size, site distance and limited view to property.



THE CITY OF FIRCREST

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Chapter 22.74

VARIANCE

The purpose of this chapter is to provide a means of altering the requirements of this title 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. (Ord. 1246 § 23, 2000).

Type of variances.

Two types of variances are established in this chapter, a minor, or administrative variance, and a major, or planning commission variance. 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. A major variance is one that is greater than 10 percent of the standard contained in this title and which may be approved by the planning commission.

The appropriate review authority (director or planning commission) 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 review authority 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 review authority shall not grant a variance which establishes a use otherwise prohibited within a zoning district.

Chapter 22.26.015

SIGN VARIANCE

A variance requested from any requirement in this chapter shall be processed in accordance with Chapter 22.74 FMC, except that the criteria for variance approval listed in FMC 22.74.003 shall not be used to determine whether a variance may be granted. Instead, a variance may only be approved if all of the following criteria are satisfied:

- The granting of the variance would not be materially detrimental to the property owners in the vicinity and the variance sought is of minimum sign size, height, and scope to meet the conditions and needs of the applicant; and
- The granting of the variance would not be contrary to the objectives of this chapter; and
- The signage of the property in question cannot be adequately met under the literal interpretation and strict application of the chapter; and
- The granting of the variance is necessary because of special circumstances relating to the property location, topography, shape and size, site distance and limited view to property. (Ord. 1322 § 1, 2003).

This is a summary of the process. For complete development regulations, please see FMC Chapter 22.74 and 22.26.015.