

Minor 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
- Intake fee: \$250
- Deposit: \$300

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.



THE CITY OF FIRCREST

Planning and Building
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Please demonstrate the proposal's compliance with the following criteria:

The variance will not compromise the intent of the comprehensive plan nor be inconsistent with the goals, policies and objectives of the comprehensive plan.

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.

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

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

The variance does not create health and safety hazards.

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.

Chapter 22.74 MINOR VARIANCE

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:

- The variance will not compromise the intent of the comprehensive plan nor be inconsistent with the goals, policies and objectives of the comprehensive plan.
- 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.
- A strict application of the standards would impose an unreasonable hardship upon the applicant or property owner.
- The need for the variance is not the result of the deliberate actions of the applicant or property owner.
- The variance does not create health and safety hazards. (Ord. 1472 § 1, 2009; Ord. 1246 § 23, 2000).