

## REQUIRED FINDINGS

FOR YOUR APPLICATION TO BE APPROVED, THE FOLLOWING CRITERIA MUST BE MET BY YOUR PROPOSAL

### VARIANCE

PLEASE ADDRESS EACH CRITERIA AND SUBMIT WITH THE MASTER APPLICATION

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THE FOLLOWING QUESTIONS ADDRESS THE POINTS THAT THE EXAMINER MUST CONSIDER WHEN GRANTING A VARIANCE REQUEST. (SECTION 18A.75.040.C, PIERCE COUNTY DEVELOPMENT REGULATIONS-ZONING)

- A. That there are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;
  
- B. That such Variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;
  
- C. That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
  
- D. That the granting of such Variance will not adversely affect the Comprehensive Plan.

**Pierce County Hearings Examiner May Impose Conditions on Variances.** When granting a variance, the Pierce County Hearings Examiner shall determine that the circumstances do exist as required by the above criteria, and attach specific conditions to the variance which will serve to accomplish the standards, criteria, and policies established by this Chapter.