



REQUIRED FINDINGS

VARIANCE

ADDRESS EACH CRITERIA AND SUBMIT WITH THE MASTER APPLICATION.

The following questions address the points that must be considered when granting a variance request. (Section [18A.75.040.C](#), Pierce County Development Regulations-Zoning)

1. 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;
2. 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;
3. 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;
4. That the granting of such Variance will not adversely affect the Comprehensive Plan.
5. No significant adverse environmental impact will be caused as a result of the Variance approval.

Administrative Review: The Variance will be processed administratively (without a public hearing) when the request is to deviate not more than 20% from a Development Standard.

Hearing Examiner: A Variance request to deviate more than 20% to a development standard shall be reviewed and granted or denied by the Hearing Examiner.

The Director and Pierce County Hearings Examiner May Impose Conditions on a Variance Approval. 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 Comprehensive Plan, Community Plans, and Development Regulations.