

Chapter 22.54 VARIANCES

Section 22.54.030 Application Filing, Processing, and Review.

A. Filing. An application for a Variance shall be submitted, filed, and processed in compliance with and in the manner described in Chapter 22.40 (Application Filing and Processing, Fees). It is the responsibility of the applicant to establish evidence in support of the findings required by Section 22.54.050 (Decision and Findings).

Variance applications are available at the Agency' s public information counter.

B. Project review procedure. Each application shall be analyzed by the Agency to ensure that the application is consistent with the purpose and intent of this Chapter.

C. Variances, administrative. Administrative Variances may be granted by the Director, in compliance with this Chapter, for the following:

1. Dimensional standards, limited to the following:

- a. Floor area ratio variations of up to two percent;
- b. Setback variations of up to forty percent; and
- c. Structure height variations of up to two feet.

2. Where the Director finds that significant policy questions are at issue, the Director may refer the application to the Zoning Administrator or Commission for determination.

D. Variances, public hearing. Public Hearing Variances may be granted by the Zoning Administrator, in compliance with this Chapter, for the following:

1. Floor area ratio variations of more than two percent;
2. Setbacks variations of more than forty percent; and
3. Structure height variations of more than two feet.

E. Notice of action and/or hearing date. Administrative decisions and public hearings on a proposed Variance application shall be noticed in compliance with Chapter 22.118 (Notices, Public Hearings and Administrative Actions).

(Ord. 3380 Exh. B (part), 2003)