

	<b>VARIANCE CRITERIA</b>
<b>CITY OF ROY</b>	216 McNaught Street POB 700 ♦ Roy, WA 98580 Phone (253) 843-1113 ♦ FAX (253) 843-0279

All VARIANCE applications are reviewed under specific criteria contained in *RCC Title 11 Land Development* and listed below. The burden of proof that the Variance request meets the criteria is upon the applicant. It is necessary for the applicant to provide the best rationale and case for approval.

---

- A. There are special circumstances applicable to the subject property or to the intended use such as size, shape, topography, location, or surroundings that do not apply to other property or class of use in the same vicinity and zoning classification.
- B. The variance is necessary for the preservation and enjoyment of a substantial property right or use that is possessed by other property in the same vicinity and zoning classification but denied to the subject property because of special circumstances.
- C. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zoning classification in which the subject property is located.
- D. Strict enforcement of the provisions of this title would create a practical difficulty or unnecessary hardship for the property owner.
- E. The practical difficulty or unnecessary hardship has not been created by the owner or by a predecessor in title. (This finding does not apply if the zoning classification for the property has changed and the difficulty or hardship was created solely as a result of the reclassification.)
- F. 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.