

	<h1>VARIANCE</h1> <h2><i>Information</i></h2>
<h2>CITY OF ROY</h2>	<p>216 McNaught Street POB 700 ♦ Roy, WA 98580 Phone (253) 843-1113 ♦ FAX (253) 843-0279</p>

A VARIANCE is approval to deviate from normal development standards such as setbacks, height limits, parking, or other requirements of Title 11 Land Development. Variances cannot be requested for a change in density or a change in land use, such as a change from residential to commercial. Variances may be approved, approved with conditions, or denied.

TYPES

MINOR VARIANCE: A Minor Variance is a request for relief from a requirement that is within 20% of the code requirement. The application is reviewed by the City Planner and does not require a public hearing.

MAJOR VARIANCE: A Major Variance is required when the relief requested exceeds 20% of the code requirement. A public hearing is required and the City Hearing Examiner makes the decision.

PROCEDURES

Notice of comment period for Minor Variance: Upon receipt of a complete application for a minor variance, the city will send written notice to the owners of property within 100 feet of the subject property notifying them of the application and the opportunity to comment on the proposal. Public comments must be submitted to the city within 10 days of the issuance date of the notice. No public hearing will be conducted for these applications. However, public comments received within the comment period will be considered by the city planner prior to issuance of a written decision.

Notice of action for Minor Variance: Upon issuance of a decision on a proposed minor variance, the city will provide a written notice of this action to the applicant and any parties who have provided written comment during the 10-day comment period. The city will also provide written notice of this action to the planning commission. This decision becomes final unless appealed to the Hearing Examiner within fourteen (14) days of the decision date.

Major Variance. A Major Variance requires a public hearing conducted by the City's Hearing Examiner, and allows the applicant, proponents, or opponents an opportunity to speak. The Hearing Examiner will consider all information and issue a written decision. The decision of the Hearing Examiner becomes final unless appealed to the City Council within fourteen (14) days of the decision date. Please see RCC Chapters 11-5, 11-6 and 11-8 for procedural requirements for public notice, public hearings, issuance of decisions and other processing provisions.