

Any nonconforming structure or use may be maintained with ordinary care. (Res. 83-10, 1983)



## Chapter 17.84 VARIANCES\*

### Sections

17.84.010 Granted when.

\* Prior history: Ord. 2.

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Pursuant to Title 15A of this code, Project permit application process, the administrator, upon receiving a properly filed application or petition, may permit and authorize a variance from the requirements of this title only when unusual circumstances cause undue hardship in the application of it. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist:

1. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography;
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district;
3. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located;
4. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern. A variance so authorized shall become void after the expiration of one year if no substantial construction has taken place;

1 100 YEAR FLOOD WAY LINE MOVED IN MIDDLE  
OF PERMIT PROCESS TAKING TWO THIRDS OF  
LOT  
FRONT OF PROPERTY SET BACK VARIANCE  
IS NEEDED FIT HOUSE ON REMAINING LAND  
NOT IN FLOOD WAY

*Kenneth R White 2-19-20*