



CRITICAL AREA VARIANCE PL-CAVAR

CRITICAL AREA VARIANCE | [GHMC 18.08.204](#)

Variance applications shall be considered by the city according to variance procedures described in [Chapter 17.66 GHMC](#) and shall be processed as a Type III application under the permit processing procedures of [GHMC Title 19.02](#). The required showings for a variance shall be according to this section. The burden is upon the applicant in meeting the required showings for the granting of a variance.

Required Showings for a Variance. Before any variance may be granted, it shall be shown:

- ✓ That there are special circumstances applicable to the subject property or the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the minimum requirements; and
- ✓ That such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which, because of the ordinance codified in this chapter, is denied to the property in question; and
- ✓ That the granting of such variance will not be materially detrimental to the public welfare.

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- Completed Master Planning Application
- Site Plan with pertinent information
- Cover letter addressing the required showings for a variance
- Required fees

This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections.