



Mr. Jeff Wilson  
February 27, 2020  
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however, portions of roofs not visible from a public right-of-way may be flat or have a lesser slope.”

Chapter 25.160 Variances, DMC 25.160.050 Review Criteria “In order to approve an administrative variance or a general variance, the decision maker shall make written findings demonstrating that all of the following criteria have been met:

- (1) The proposed variance will not amount to a rezone nor authorize any use not allowed in the land use district;
- (2) Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same land use district, demonstrating that literal interpretation of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same zoning district under the terms of this title;
- (3) The special conditions and circumstances noted in subsection (2) of this section are not the result from the actions of the applicant or property owner;
- (4) Granting of the variance requested will not confer a special privilege that is denied other properties in the same land use district;
- (5) The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the subject property is situated; and
- (6) The requested variance does not go beyond the minimum necessary to afford relief.”

#### **REQUEST FOR VARIANCE 1: DMC 25.70.020(3)(a) – BUILDING SETBACK AND STREET FRONTAGE**

Code Requirement: The code requires that the three proposed buildings follow the alignment of the streets they front and be set back a maximum of 15 feet from Civic Drive or from the 30-foot access easement along a portion of the westerly property line.

Requested Variance: The variance request is for the three proposed buildings to be located within the property, as appropriate to maximize the functionality and utilization of the three buildings. The proposed buildings would not follow the alignment of the streets they front and the proposed setbacks would be as follows:

- Main Building: 99 feet from access easement
- Covered Storage Building: 97 feet from access easement
- Fueling Facility: 161 feet from access easement

74  
84  
131

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3/3/2020