

# Variance



A variance is governed primarily by Hunts Point Municipal Code (HPMC) Chapter 18.55. A variance request is reviewed by town staff, and their recommendation is provided as a part of the public record to the hearing examiner. A public hearing is then held by the hearing examiner, and a decision rendered which rules on the request for departure from the development regulations contained in HPMC Title 18. By nature, a variance request can only contain requests for relief from the town's zoning regulations.

## Process

### Pre-application Conference

A pre-application conference is not required, but may be beneficial, prior to submittal of a variance application.

### Submittal

Submittal of all application elements is necessary to begin the processing of the variance application.

### Hearing Procedure

Notice of the public hearing shall be posted within the vicinity of the land and /or structures in question 15 days prior to the public hearing.

### Criteria for Approval

The hearing examiner shall not vary any of the rules, regulations, or provisions of the town's zoning regulations unless it is found that all of the following conditions exist:

- 1) The variance will not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and zone in which the property, on behalf of which the application was filed, is located; and
- 2) That such variance is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
- 3) That 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 zone in which the subject property is situated.

### Applicable Code Titles

Hunts Point Municipal Code (HPMC) Title 2, Administration & Personnel  
HPMC Title 3, Revenue & Finances  
HPMC Title 11, Planning and Development (Comprehensive Plan & Permit Process)  
HPMC Title 18, Zoning

### Fees

See fee schedule



Town Hall, 3000 Hunts Point Road, Hunts Point, WA 98004-1121. Phone 425.455.1834, FAX 425.454.4586. Permit intake and issuance hours are Tuesday and Thursday, 8am-12pm and 1pm-5pm. Building Services Department 4 25.455-1834.