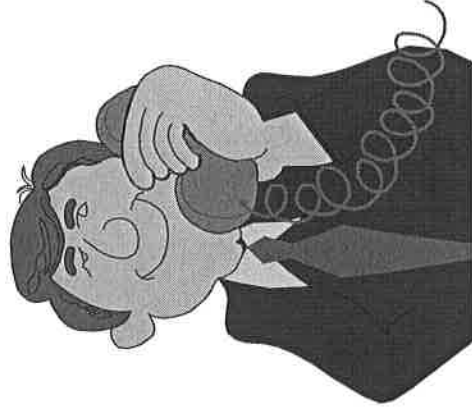


Zoning Variances



This publication
explains ZONING VARIANCES,
and the process
for obtaining them

This brochure contains general information
only and is subject to periodic change.
Contact the Planning Department for specific
details regarding current information.

April 2011



If you have questions...

call the

Klickitat County Planning Department
(509) 773-5703
493-6084 (from White Salmon)
1 800 765-7239

or come by the Courthouse Annex
8:00 AM - 5:00 PM

KLICKITAT COUNTY PLANNING DEPARTMENT
COURTHOUSE ANNEX
228 WEST MAIN, MS: CH-17
GOLDENDALE, WA 98620
PHONE: (509) 773-5703
FAX: (509) 773-6206

IF YOUR PROPERTY IS LOCATED IN THE NATIONAL
SCENIC AREA, THE COLUMBIA RIVER GORGE
COMMISSION REQUIRES YOU TO COMPLY WITH ALL
NATIONAL SCENIC AREA REGULATIONS. THEY CAN
BE CONTRACTED AT 509 493-3323.

What is a Zoning Variance?

The Klickitat County Zoning Ordinance includes various standards relating to development, such as residential setbacks, height restrictions and off-street parking requirements for commercial structures.

The intent of the Zoning Ordinance is to be flexible enough so that situations with unique conditions will not have to meet standards that may be unduly burdensome on the applicant. Standards eligible to variance include parking for commercial structures, setbacks, and height standards. An example would be a residential lot located on a steep, unstable bluff. Because of the restricted building area, a dwelling may not be able to meet the minimum setback requirement without a variance.

What cannot be done with a Variance?

Variances may not be granted to applications regarding minimum lot sizes, maximum density or uses permitted in each zone.

When is a Variance Approved?

The Klickitat County Board of Adjustment may grant a variance when the applicant shows that the proposed variance meets the following criteria:

1. That because of special circumstances applicable to the subject property including size, shape, topography and location or surroundings, the strict application of the Zoning Ordinance would deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zoning district classifications;
2. That the granting of the variance will not be materially detrimental to the public health or injurious to property or improvements in the vicinity and zoning district in which subject property is located;
3. That the granting of the variance will not materially compromise the goals and policies of the Comprehensive Plan or the purpose and intent of the Zoning Ordinance;
4. That approval of the variance will not constitute a grant of special privilege.

How do I obtain a Variance?

Submit a variance application that includes all the information listed on the application form. (Forms are available at the Planning Department.) Planning staff will review the application, along with comments from other agencies (such as Klickitat County PUD and the Klickitat County Road Department), the criteria for granting a variance (as listed above), and all other relevant information. Staff will then submit a report to the Board of Adjustment.

At the hearing, the Board of Adjustment will review the application, the staff report, and public comment in order to render a decision.

Does the Board of Adjustment Have Final Say?

No. If anyone is aggrieved by the approval or disapproval of the variance, it may be appealed to Superior Court within 24 days of issuance of the Land Use Decision. The application fee for a variance is \$500.00.