

What is a Zoning Variance?

The Klickitat County Zoning Ordinance includes several 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 for a Zoning Variance include parking for commercial structures, setbacks, and height restrictions. 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 Zoning Variance.

What **CANNOT** be done with a Zoning Variance?

Zoning Variances may not be granted to requests regarding minimum lot size, maximum density, or uses permitted in each land use zone.

When is a Zoning Variance Approved?

The Klickitat County Board of Adjustment may grant a Zoning 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 Zoning Variance?

Submit a Zoning 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, including 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, staff report, and public comments, in order to render a decision.

Does the Board of Adjustment have the final say?

No. If anyone is aggrieved by the approval or disapproval of the Zoning Variance, it may be appealed to Superior Court within 24 days of the Land Use Decision date.

The application fee for a Zoning Variance is \$500.00.

If you have questions...

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

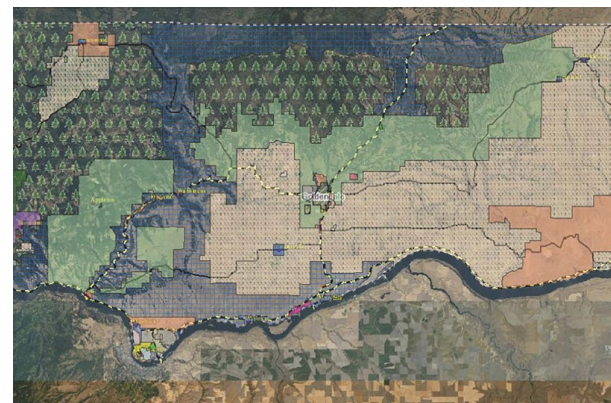
planning2@klickitatcounty.org

**or Stop by the County Services
Building
115 W Court St. 3rd Floor
8:00 AM - 5:00 PM**

**Klickitat County Planning Department
115 West Court Street, MS-302
Goldendale WA, 98620**

**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**

Zoning Variances



**This publication
explains the ZONING VARIANCE
process.**

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