



FACT SHEET - Variance

P1.3F

NEED FOR PERMIT: A variance is required when a proposed development does not meet the strict interpretation of the zoning code requirements. Variance from the standards in other ordinances may be allowed through the same or similar procedures. Not all individual ordinances allow for variances (RCW 36.70, CCC 18.10.340).

COWLITZ COUNTY CODE/ ORDINANCE REVIEW CRITERIA:

- CCC 18.10.340 Land Use Ordinance/Variance Provisions
- CCC 19.15 Critical Areas Ordinance
- Comprehensive Plan
- Other codes/ordinances applicable to development proposed.

PRE-APPLICATION REVIEW:

- Optional.
- Meetings held 4TH Tuesday of each month.
- See Pre-Application Submittal Checklist Requirements.

DEPARTMENT PROCESSING TIME:

- Variance Review once application is complete
– 60-120 days.

APPLICATION SUBMITTAL - PRELIMINARY PLAT APPLICATION PROCESSING:

- Application determined complete.
- Staff distributes information for a 14-day review to county departments.
- Staff writes staff report and schedules a quasi-judicial, open record public hearing date in front of the Hearings Examiner and notifies the applicant, adjacent property owners, and publishes and posts legal notices.
- The Hearings Examiner holds the public hearing and hears from staff, the applicant and takes public testimony.
- The Hearings Examiner has 10 working days in which to make his decision.

DURATION OF VARIANCE: Variance is permanent if the specified development occurs. Variances are not transferable.

APPEAL: If the Hearings Examiner denies the variance application, the applicant may appeal the decision to Superior Court.

If you have further questions, please call (360) 577-3052.