

CITY OF FIFE HEARING EXAMINER

Application for Hearing

Detailed description of request: _____

All adjustments granted or denied are acted upon under the authority and subject to the terms and conditions as set forth in the Fife Municipal Code.

Signature of Applicant _____ Date _____

Supporting Documents Required:

- A) This application, completed in full, signed and dated.
- B) Plot and site plan* with the following:
 - Existing and future streets.
 - Existing and future buildings.
 - Setbacks.
 - Property lines and dimensions.
 - Other information that is pertinent to the request or that may be requested by staff.
- C) Legal Description.
- D) Building plans, sign plans, and other plans as relevant.
- E) Vicinity map.
- F) Additional forms as required (for specific hearing request).

* All information being submitted, other than plans, must be on 8 1/2" x 11" sized paper. If full size plans are submitted, five copies are required. One full size plan and one reduced copy (11" x 17") are acceptable.

Fees:

<u>Request</u>	<u>Single Family</u>	<u>Commercial/Industrial</u>
Appeals	\$300	\$5,000 deposit
Conditional Use	\$300	\$5,000 deposit
Variance	\$300	\$5,000 deposit
License Approval or Denial	\$300	\$300
Notice of Suspension or Revocation	\$300	\$300

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CRITERIA FOR **CONDITIONAL USE** HEARING REQUEST

1. The proposed use shall meet or exceed the development and performance standards that are required in the district in which it is located.
2. The proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity.
3. The proposed use is compatible with property or improvements in the vicinity.
4. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity, and will not adversely affect the established character of the surrounding neighborhood.
5. The proposed use is consistent with the goals and policies of the comprehensive plan. (Ord. 1593-06 § 73, 2006; Ord. 1317 § 3, 1998).

CRITERIA FOR **VARIANCE** HEARING REQUEST

1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located.
2. That such variance is necessary, because of special circumstances relating to size, shape, topography, location or surroundings of the subject property, to provide it with the use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.
3. That the granting of such 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.
4. That the variance, if granted, is consistent with the zoning district intent and comprehensive land use designation of the subject property.
5. That such practical difficulties or unnecessary hardships have not been created by the owner or by a predecessor in title. (This finding does not apply if the zoning classification for the property has changed and such difficulties or hardships were created solely as a result of such reclassification.)