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## **CHAPTER 7 ADMINISTRATIVE VARIANCES**

### **SECTION 7.010 Administrative Variance from Dimensional Standards, excluding Minimum Lot Size**

- A.** An administrative variance from regulations covering any building setback, building height, or building size requirement may be authorized pursuant to the Administrative Action process of Section 2.060(A) up to a maximum of fifty percent (50%) of the requirement, by the Director or designee upon findings that:
  - 1. Approval of the variance will not negatively impact adjacent properties;
  - 2. The variance does not result in a setback of less than five (5) feet; and
  - 3. Complies with circumstances listed in Section 6.020.
- B.** An administrative variance from regulations covering any size limit for an accessory building may be authorized pursuant to the Administrative Action process of Section 2.060(A), by the Director upon compliance with A.1. and 3. above.
- C.** An Administrative Variance is void if it conflicts with any restrictive covenant applicable to the property at the time such variance is granted.