



## REVIEW CRITERIA **SIGN VARIANCE**

**Address each criteria and submit with the SIGN VARIANCE application.**

See PCC [18B.10.080.C](#), Pierce County Development Regulations-Signs

C. **Review Criteria.** The applicant shall demonstrate compliance with all of the following review criteria:

1. Exceptional or unusual circumstances, not resulting from any act of the applicant, apply to the project location and not generally to other properties in the vicinity;
2. The sign proposal is outstanding in design;
3. The variance request is the minimum necessary to serve its intended purpose;
4. The variance request is consistent with the purpose and intent of the Comprehensive Plan and the Development Regulations; and
5. Applicable community plan and Comprehensive Plan objectives and goals are being met through this design proposal, and no objective of the applicable community plan or Comprehensive Plan is being deviated from.

F. **Decision.**

1. The Director shall have the authority to grant or grant with conditions an administrative sign variance when, in the opinion of the Director, the review criteria described in PCC [18B.10.080](#) C. above have been met.
2. For all other sign variances, the Examiner shall have the authority to grant, or grant with conditions, a sign variance, when in the opinion of the Examiner, the review criteria described in PCC [18B.10.080](#) C. above have been met.
3. The Examiner and Director, as applicable, shall have the authority, as part of the approval of the variance, to establish expiration dates or time periods within which the approval must be exercised. Upon expiration the permit or approval shall be considered null and void. No extensions of the expiration date shall be permitted.
4. **Denial.** Noncompliance with any review criteria may be considered grounds for denial of a sign variance application.