

REQUIRED FINDINGS

FOR YOUR APPLICATION TO BE APPROVED, THE FOLLOWING CRITERIA MUST BE MET BY YOUR PROPOSAL.

NONCONFORMING USE

(Nonconforming Use expansion more than 25%)

PLEASE ADDRESS EACH CRITERIA AND SUBMIT WITH THE MASTER APPLICATION

When did you purchase this property? _____

When was the current use of the property established? _____

How many customers do you serve on the premises daily or weekly? _____

How many employees do you have? _____

What changes will be made in the number of customers served, hours of operation, and number of employees? _____

What was the original nonconforming use on this land, and when was it established (if different than above)? _____

What activities, uses, or businesses have been located on this property since the original nonconforming use? Please list type of activity and dates of operation.

Why is this proposal necessary to allow you to compete in today's marketplace. Is this change brought about by new technology, merchandising trends, or other factors?

What effect will your project have on adjacent property values?

What improvements will be made to the appearance of your structure or uses so that it compliments other uses and buildings in the area? (Please address exterior appearance, screening, fencing, parking, and signage.)

THE FOLLOWING QUESTIONS ADDRESS THE POINTS THAT THE EXAMINER MUST CONSIDER WHEN GRANTING A NONCONFORMING USE PERMIT. (SECTION 18A.75.070.C.1, PIERCE COUNTY DEVELOPMENT REGULATIONS-ZONING)

- A. The proposed alteration, enlargement, expansion, or replacement of the administrative nonconforming use is necessary to adapt the administrative nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility or structures of the applicant's ability to compete;

- B. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations.

- C. The administrative nonconforming use and associated structures will comply with the requirements of Section 18A.35.130 C.5.;

- D. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses; and

- E. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan and will not detract from the intent of the Comprehensive Plan and any implementing regulation.