

# ADMINISTRATIVE ADJUSTMENT (includes Waivers and Minor Changes)

PZ-AD

## WHAT TO EXPECT

- **Read this document in its entirety before using the online portal to apply for a permit.**
- **Be Prepared** - Information to have ready and submittal requirements are noted below. All submittal items must be in electronic format PRIOR to initiating an online application. **Only PDF format will be accepted.**
- **Register** – You will need to register in the online portal [here](#) if you have not already done so. Please remember your e-mail address and password because you will need them for future log-ins.
- **Start Your Online Application** - When you have followed the steps above, initiate an application using the online portal [here](#). You will need to log in, select My Portal, then Apply Online, then Planning and Zoning, then Administrative Adjustment, and follow the prompts from there.
- **Upload** – Once you have created your permit, you may scroll down to “Permit Submittals” and upload your PDF documents. *Please see the Online Submittal Requirements below.*
- **Submit** - Clicking “Submit Application” at the end will submit your application and create a permit. You will have an opportunity to edit your information one last time prior to submitting, and if you need to make changes later you may contact staff for assistance.
- **Pay** – A planner will review your application and submitted documents and let you know if any submittal items are missing. After staff has processed your documents and verified information, it will be time to log into the online portal to pay for your permit. If someone else will be paying for your permit, please contact staff for assistance.
- **Communication** – Your case will be assigned to a planner who will let you know if anything else is needed to proceed with your permit. Your case will be placed on a hearing agenda when ready.

## ONLINE APPLICATION INFORMATION

- **Parcel/Site** - be prepared with a Parcel Number or Site Address (if multiple, select one initially and the others can be added later in the online application).
  - **Administrative Adjustment of Lot Size Associated with a Land Split/Combo Application:** If the proposal is for an adjustment of lot sizes concurrent with a land split/combo application, please use the current parcel number associated with your land split/combo application. **Each proposed undersized parcel will require its own administrative adjustment application.** Please see the *Additional Requirements* section below for further details.
- **Authorization** - you must be the property owner or a representative of the property owner and certify as such in the online application
- **If the request is for a lot size reduction, please list the percentage reduction desired. If not, leave blank.** The system will round to the nearest whole number. If less than 1 acre, please type “1.” A planner will look at your current parcel size and proposed parcel size and verify the percentage reduction prior to calculating the permit fee.

- Identify the type of **Administrative Adjustment, Waiver, or Minor Change** (the portal will have you select **one** of the following options):
  - *A decrease of not more than 10 percent of the required minimum Parcel or Lot Size, width or depth.*
  - *A decrease of not more than 20 percent of the required width of a front, side, or rear Setback.*
  - *An increase of not more than 20 percent in the permitted height of a fence or wall.*
  - *An increase of not more than 10 percent of the Projection into Required Yards permitted in Zoning Ordinance Section 4.5 of steps, stairways, landings, eaves, overhangs, masonry chimneys, and fireplaces into any required front, rear, side, or Yard between Buildings.*
  - *An increase of not more than 10 percent of the permitted height or area of signs.*
  - *An increase of not more than 10 percent in the maximum allowable Lot Coverage.*
  - *An increase of not more than 10 percent in the permitted height of buildings.*
  - *An increase of not more than 20 percent in the permitted height of the zone for Appurtenances such as religious symbols or watch Towers.*
  - *A decrease of not more than 10 percent in minimum Setbacks, parcel or Lot Size for animal keeping. A corresponding reduction of one of the total number of horses or other Livestock, goat, sheep, or swine shall be required with the requested reduction in Setback, Parcel, or Lot Size.*
  - *An adjustment to a Parcel or Lot Size based on eminent domain action taken by a public agency, or a dedication and acceptance of a portion of a parcel or lot for public Right-of-Way. No fees shall be collected with this type of administrative adjustment.*
  - *Waiver of Accessory Dwelling Unit separation distance and max. square footage in Section 3.4.D.2*
  - *Waiver of Off-Street Parking requirements in Section 4.1.D*
  - *Waiver of Off-street Parking paving in Section 4.1.C.3.C.i*
  - *Waiver of Parking Area design dimensions in Section 4.1.C.3.D*
  - *Waiver of Exempt Noncommercial Signs height in Section 4.2.B.1.F*
  - *Waiver of Landscaping standards in Section 4.4.F.3*
  - *Waiver of Compatibility Setback and Screening standards in Section 4.8.D.2*
  - *Minor Changes to a Planned District Zone in Section 2.11.C.5.B*

## ONLINE SUBMITTAL REQUIREMENTS

Please provide a **CLEAR, READABLE** electronic or scanned copy of the following **in PDF format**:

- **Narrative** – typewritten, explaining the request with exact measurements (existing and proposed) as applicable, how the request meets waiver criteria if applicable, and further clarifying details on the site plan.
- **Site Plan** - drawn **to scale** using accurate dimensions and showing property boundaries; existing and proposed improvements and uses; locations of driveways, pedestrian walks, landscaped areas, fences, exterior light fixture locations, walls, off-street parking areas including ingress and egress, traffic flow, and Easements (See the [Site Plan Requirements](#) document for a complete list).

## ADDITIONAL REQUIREMENTS

Please submit the following items **only** if applicable to your specific project/request. **Otherwise, you do not need to upload anything for these requested items in the portal.**

- Copies of recorded easements if applicable

- Legal descriptions of proposed and existing parcel and easements by an Engineer or Surveyor if needed to determine the relative location of proposed structure, if applicable to your project
- **For Adjustments of Lot Size:**
  - Proposed or existing parcels **meeting the minimum** lot size for the zone **do not** require administrative adjustment applications, which only apply to undersized lots. Up to a 10% reduction in size (from the zone minimum) is allowed with an administrative adjustment.
  - If associated with a land/split combo application, each **proposed undersized** parcel will require its own administrative adjustment application. In the project description you may type “Proposed Parcel A/1 of Land Split PZ-LSC-[insert number],” and the next application description would be “Proposed Parcel B/2 of Land Split PZ-LSC-[insert number],” and so on to accommodate each proposed parcel that would be undersized.
- **For Setback and Height Adjustments:**
  - Letter of Approval of the adjustment from the adjacent or affected property owner(s) if the request is for a side or rear property setback reduction.
  - Elevations and/or Cross-Sections showing the elevation of the existing grade if the request is for a building/fence/ sign/appurtenance height or sign area adjustment.
- **For Accessory Dwelling Unit Waivers:** The narrative for the waiver request should address the following requirements for separation distance and size, which may be waived to achieve the following:
  - For existing Structures on the property to be converted into an Accessory Dwelling.
  - Protection of Environmentally Sensitive Features, as defined in Chapter 6, Definitions.
  - Design necessary to accommodate energy efficiency through passive solar design, alternative energy, or water conservation systems into the Site Plan or building design. Location of the Accessory Dwelling due to constraints of existing site infrastructure, such as wastewater treatment system(s), wells, utility lines, and driveway(s).
- **For Compatibility Setback Waivers:** A response to the following Findings:
  - The modification is consistent with the purpose of this Section, and
  - The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section, and
  - If the property requesting a reduction in compatibility Setback is Adjacent to non-residential development within a residential zone, or
  - If existing or new Landscaping provides solid screening at the property line, the requirement for a solid masonry wall or fence may be waived.
- **For a Landscaping Standards Waiver:** A response to the following Findings:
  - The strict application of these standards is not practical due to existing physical conditions including limited water availability;
  - The modification is consistent with the purpose of this Section; and
  - The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section [ZO 4.4].
- **For Parking Waivers:** Adjustments to off-street parking requirements may be requested (mention in Narrative) as follows:
  - Shared On-Site Parking. Where two or more uses on the same site or Adjacent parcels have distinct and differing peak parking usage periods. An agreement between property owners to maintain shared parking may be required.

- Parking Spaces. Up to a 20% reduction in number of required Parking Spaces shall be based on a parking demand study and a traffic management plan, when required, performed in accordance with established professional practices.
- Design Dimensions. Due to practical difficulties or hardship, the following may be adjusted: parking space length and angle, drive aisle width between parking spaces, and overall parking lot width.
- For a **Minor Change to Planned District Development Plan**: Planning staff shall notify the Planning and Zoning Commission about the requested change as an update during its regular study session. *If it is determined to be Minor as per this application, then staff will process the application as such.* If the Planning and Zoning Commission finds the change constitutes a Major Amendment to a Planned District Zone, then a *Zone Change* process shall be required to process this request.

## OTHER PERMITS MAY BE REQUIRED

In addition to the Administrative Adjustment, applicable Building, Environmental Quality, and Engineering Permits may be required. Planning and Zoning review shall be conducted through the issuance of such permits. ***Please note that other Zoning applications may be required such as a Lighting Permit, Sign Permit, Design Review Overlay, etc. in order to proceed with development if the Administrative Adjustment is approved.***