

YARD MODIFICATION STATEMENT OF FINDINGS

Pursuant to County Code Section [22.196.030](#): Findings and Decision, the applicant shall substantiate the following facts:

(Do not repeat the statements or provide one word or Yes/No responses. If necessary, attach additional pages.)

B.1. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.

B.2. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.

B.3. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

B.4. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

B.5. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.