

### **3.15 ADMINISTRATIVE ADJUSTMENT**

#### **3.15.1 Applicability**

The Administrator shall be authorized to approve minor specified deviations as specified in paragraph a. below where, owing to special conditions, strict enforcement of the provisions of this Ordinance would be physically impractical.

#### **3.15.2 Action by Administrator**

The Administrator shall have the authority to authorize the following administrative adjustments:

- A. A reduction of up to ~~ten~~ **twenty** percent of the required front, side or rear yard setback for any encroachments into required setback as of July 1, 2010;
- B. Any request for deviation from the provisions of this Ordinance not listed above shall be reviewed by the Board of Adjustment as provided in the Section on Variances.

#### **3.15.3 Administrative Adjustment Criteria**

To approve an administrative adjustment, the Administrator shall make an affirmative finding that all of the following criteria are met:

- A. That granting the administrative adjustment will not have an adverse impact on land use compatibility;
- B. That the circumstances creating the need for the administrative adjustment are not the result of the property owner's own actions;
- C. That granting the administrative adjustment will not materially and adversely affect adjoining land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations;
- D. That granting the administrative adjustment shall be consistent with the purposes and intent of this Ordinance; and
- E. That the strict enforcement of this Ordinance would deprive the owner or applicant of reasonable use of the property that is substantially consistent with the intent of this Ordinance.