4. Variances
   a. No use variance shall be allowed;
   b. There are special circumstances applicable to the particular lot such as the size, shape, topography, or location of the lot; the trees, groundcover, or other physical conditions of the lot and its surroundings; or factors necessary for the successful installation of a solar energy system such as a particular orientation of a building for the purposes of providing solar access;
   c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated;
   d. The granting of the variance will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property; and
   e. The variance is consistent with the policies and provisions of the comprehensive plan and the development code.