

VARIANCE APPLICANT INFORMATION

NAME: _____ Parcel #: _____ DATE: _____

The above named individual, firm or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying Land Use/Zoning Permit Application dated _____ for the purpose of securing a variance from existing land use zoning controls.

A variance may be granted only when it is in harmony with the general purposes and intent of the zoning ordinance, consistent with the comprehensive plan and where the strict enforcement of the county ordinance will result in a practical difficulty. Determination that a practical difficulty exists is based upon the consideration of the following criteria as defined in MN Statutes, Section 394.27:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance, if granted, will not alter the essential character of the locality.
4. Economic considerations alone do not constitute practical difficulties.
5. No variance may be granted for the property that would allow any use that is not allowed in said zoning district.
6. The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

1. Specify the section of the ordinance from which the variance is sought: _____

2. Explain how you wish to vary from the provisions of the ordinance: _____

3. Explain the "practical difficulty" imposed if strict application of the ordinance is enforced: _____

Please answer the following questions to determine if a "practical difficulty" exists. Why or why not?

1. In your opinion, is the variance consistent with the Polk County Zoning Ordinance? Yes No
2. In your opinion, is the variance consistent with the Comprehensive Plan? Yes No
3. In your opinion, does the proposal put the property to use in reasonable manner? Yes No
4. In your opinion, are the circumstances unique to the property, not created by the landowner? Yes No
5. In your opinion, will the variance maintain the essential character of the locality? Yes No
6. In your opinion, does the need for the variance involve more than just economic considerations? Yes No
7. In your opinion, is there another feasible method to alleviate the need for a variance? Yes No

FOR OFFICE USE ONLY - ORDER GRANTING OR DENYING VARIANCE

In accordance with the findings stated in the Board of Adjustment minutes, the Board of Adjustment of Polk County hereby () approves, () denies the foregoing Application for Variance. If approved, said approval is subject to the provisions following section 5 of the Zoning Ordinance.

By: _____ (Authorized signature) _____ (Title) _____ (Date)