

APPEAL FOR VARIANCE

NOTE: In order to grant a variance from the Zoning or Subdivision Ordinance, the Board of Adjustment is required to make written findings of facts based on the information the applicant provides and information gained at the public hearing to show:

- 1) That there are practical difficulties special circumstances or conditions affecting the land, building or use referred to in the appeal that do not apply generally to other property in the same vicinity;
- 2) That the property owner is proposing to use the property in a reasonable manner not permitted by the official controls;
- 3) That the practical difficulty is unique to the property and not caused by acts of the property owner;
- 4) That the variance would not alter the essential character of the locality;
- 5) That the granting of the variance is not based solely on economic conditions;
- 6) That the granting of the variance is in harmony with the basic intent of the Zoning or Subdivision Ordinance, and
- 7) That the granting of the variance is in harmony with the County Comprehensive Plan.

It is your responsibility to provide these facts in your application to the Board of Adjustment to use in their decision making process. With this in mind, please complete the following information and questions:

Owner(s) as listed on tax statement: _____

Owner's Phone Number: _____

Owner's Address: _____

Legal description of property where variance is requested: _____

Zoning District in which the property is located: _____

Property address where variance is requested: _____

Date of Current Certificate of Compliance for Septic System: _____

Are the property taxes on this parcel of property up-to-date? () Yes () No

REQUEST FOR VARIANCE FROM Section _____ of the Wadena County _____ Ordinance, as amended, which requires: _____

Please answers the questions below, and use additional paper if necessary. Please attach a detailed drawing of the property, including: the dimensions of the parcel, existing & proposed buildings and their setbacks from property lines, roads, and waters of the state. Please also attach any other information or documents which you feel would help support your application for variance.

1) What changes are intended to be made on the property, which do not meet the requirements of the Ordinance?

2) If the current requirements of the Ordinance are applied, what practical difficulty, other than financial, is created for you as the property owner? _____

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3) What kind of problems exist on or with your property, not generally found on other properties, that do not allow you to conform with the current provisions of the Ordinance? _____

4) Is the need for the variance a result of something you, as the property owner, did prior to requesting this variance? Please explain your answer. _____

5) In your opinion, do you think what you are proposing will alter the essential character of the general area? Please explain your answer. _____

6) In your opinion, do you think this requested variance will cause a problem for any property or property owners in the neighborhood, and, what benefits, if any, do you think would be realized if this variance were granted? Please explain both parts of this question. _____

I, the undersigned, certify that I am the owner of the above described property. I understand that the County may require additional information for this application prior to the public hearing. By signing this application, I agree to provide any and all information requested by the County prior to the day of the public hearing on my application. . I understand that the fee involved in making an application for a variance is non-refundable and separate and apart from any further permitting process. I also understand this application is for the Variance process only and a permit to allow construction, if applicable, is necessary if this Variance is granted and I further understand, a Variance granted by the Board of Adjustment may be revoked if no action has been taken to complete the proposal requested in the application for Variance within a period of thirty-six (36) months from the date of the public hearing in which the Variance was heard and granted.

Date: _____

Owner's Signature: _____