

**APPLICATION FOR PLANNING CONSIDERATION
VARIANCE REQUEST**

CITY OF BELLE PLAINE
218 North Meridian Street, P.O. Box 129, Belle Plaine, MN 56011
952-873-5553 Fax 952-873-5509

Fee \$200.00 (Single family) \$500 - All others Paid _____ Receipt _____ Date _____ By: _____

Name of Applicant: _____

Address of Applicant: _____

City, State, Zip _____

Phone _____ cell _____ Fax _____

Email address _____

Property at: _____ Property Owner _____

PID _____ Lot _____ Block _____ Addition _____ Current Zoning _____

This APPLICATION FOR VARIANCE shall be filed with the Zoning Administrator, who shall refer all applications to the Planning Commission for review of the application and recommend approval or denial of the request within sixty (60) days of receipt of referral. The City Council shall review the Planning Commission's recommendations and the APPLICATION FOR THE VARIANCE at the next regular scheduled meeting of the City Council. The City Council may take up to sixty (60) days to render a decision on the APPLICATION FOR VARIANCE.

REASON FOR GRANTING A VARIANCE:

When it is in the public interest to do so, a variance from the strict application of the provisions of the Zoning Ordinance may be granted and conditions and safeguards imposed in that variance. Variances may be granted by reason of:

- A. Undue hardship will result if the variance is denied due to the existence of special conditions and circumstances which are peculiar to the land, structure or building involved, such as topographic or water conditions, narrowness, shallowness or shape of the property.
- B. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance, or deny the applicant the ability to put the property in question to a reasonable use.
- C. The special conditions and circumstances causing the undue hardship do not result from the actions of the applicant.
- D. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district.
- E. The request is not a use variance.
- F. Variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.

Variances shall not be granted for reasons of undue hardship caused by the special conditions and circumstances that are solely economic in nature, if a reasonable use of the property exists under the terms of this Ordinance or a result of lot area size when the lot qualifies as a buildable parcel.

1. I am requesting a variance to: _____

2. Statement indicating hardship or reason for requesting a variance: _____

3. Attach plot plan to scale showing present and proposed improvements.

CERTIFICATE

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or plot plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

Signature _____ Date _____ Phone _____