

APPLICATION FOR VARIANCE

St. Johns Township Zoning
Township Office, 205 NW 2nd St Pennock, MN 320-599-4546

Version: March 2010

Applicant _____
First MI Last
Mailing Address _____ City: _____ State: _____ Zip _____
Property Address _____
Lake _____ Township _____ Section _____
Tax Parcel Number _____ Daytime Phone _____
Legal Description (from Deed): _____

Explain Request Here: _____

Applicant hereby agrees to have property staked before Variance Board will view and before decision can be reached I hereby certify with my signature that all data on my application forms, plans and specifications are true and correct to the best of my knowledge. NOTICE: Any violation of the conditions established in conjunction with the Variance granted pursuant to this application may be prosecuted as a misdemeanor as more fully provided in CHAPTER 2: 2-8 and 2-9 of the St. Johns Township Zoning Ordinance

Signature of Property Owner (legal name) _____ Date _____ DOB _____

Signature of Applicant (legal name) _____ Date _____ DOB _____

This variance must be utilized within one (1) year.

This variance does not constitute a building permit, sewage system permit, grading/filing permit, or the like. Separate permits may be applied for and obtained in order to accomplish all of the goals of your project.

The issuance of this variance does not negate the need to secure other permits from other local units of government, state agencies or federal agencies who may also have jurisdiction over portions of your project.

**FINDINGS OF FACT
SUPPORTING/DENYING AN AREA VARIANCE**

An area variance may be granted only where the strict enforcement of township zoning controls will result in “practical difficulty”. A determination that a “practical difficulty” exists is based upon the consideration of the following criteria as defined by the Minnesota Supreme Court in In re the Matter of the Decision of County of Otter Tail Board of Adjustment to Deny a Variance to Cyril Stadsvold and Cynara Stadsvold.:

1. Is the request a substantial variation from the requirements of the zoning ordinance? Why or why not?

2. Will the request have an adverse effect on government services? Why or why not?

3. Will the requested variance effect a substantial change in the character of the neighborhood or will it result in a substantial detriment to neighboring properties? Why or why not?

4. Is there another feasible method to alleviate the need for a variance? (Economic considerations play a role in the analysis under this factor) Why or why not?

5. How did the need for a variance arise? Did the landowner create the need for the variance? Explain.

6. In light of all of the above factors, would denying a variance serve the interests of justice? Why or why not?

The BOA should weigh and balance each of the elements when deciding whether the variance application should be granted.

SITE PLAN

Name _____ Tax Parcel Number _____

Information to be included on site plan

___ Location & size of ALL existing & proposed structures ___ Distance from lake, road, property lines

___ Location of well & septic ___ Location of roads & driveways

Overall Height ___ Side Wall Height ___ Fill Soil Brought In ___ Removed ___

Any Wetland Alterations Yes No --- Walkout Basement Yes No --- Any Commercial Purposes Yes No

Minimum Lowest Floor Elevation (including basement) above the Ordinary High Water Level (OHWL) or Highest

Known Water Level (HKWL) whichever is higher. OHWL or HKWL Elevation ___ First Floor Elevation ___

Minimum Prop. Line Setbacks	Minimum Road Setbacks	Minimum Lake Setbacks	Minimum Rear Yard Setbacks	Maximum Story Height	Maximum Building Height	Maximum Impermeable Surface Coverage
R-1, RM 10 ft.	65 ft.	Gen. Dev. 75 ft.	A-1, A-2 10 ft.	A-1, A-2 2 ½	A-1, A-2 30 ft.	A-1 & A-2 30%
Nat. Env. Lake 20 ft.	80 ft.	Rec. Dev. 100 ft.	R-1, R-2, R-3, RM (Dw) 40 ft.	R-1, RM 2 ½	R-1, RM 25 ft.	R-1 & RM 25%
A-1, A-2 10 ft.	100 ft.	Nat. Envir. 150 ft.	R-1, R-2, R-3, RM (Acc) 10 ft.	R-2 & R-3 2 ½	R-2 25 ft.	R-2, & R-3 30%
R-2, R-3 10 ft.	130 ft.		CI (Com.) 10 ft.		R-3 25 ft.	CI 75%
CI 10 ft.	150 ft.				CI 40 ft.	

NORTH ↑