



**Variance Application
Request for a Public Hearing**

Dodge County
Environmental Services
721 Main St N, Dept. 123
Mantorville, MN, 55955
Phone: 507-635-6272
dodgecountymn.gov

Application Fee: \$600.00

Recorders Fee: \$46.00

Date Received _____
Received By _____

Applicant: _____ **Phone:** _____

Address: _____ **City, State, Zip:** _____

Email Address: _____

Applicant's Signature

Date

Property Owner: _____ **Phone:** _____

Address: _____ **City, State, Zip:** _____

Property Owner's Signature

Date

Signature of this application authorizes Environmental Services Staff to enter the property to perform needed inspections.

Property Address: _____ **City, State, Zip:** _____

Parcel I.D. Number _____ **Township** _____ **Section** _____

Legal Description _____ **# of acres** _____

Variance requested from:

Setback to a Feedlot of _____ **feet** **Side yard Setback of** _____ **feet**

Rear yard Setback of _____ **feet** **Front yard Setback of** _____ **feet**

Other _____

Additional information requirements for a Variance:

1. **A detailed description and/or reason for request.**

2. The application should include the following:

- I. Name, address and signature the applicant.**
- II. The legal description or survey of the property involved in the request for the variance. If you do not have a copy of your legal description a copy may be found in the Recorders office for a fee**
- III. The names and addresses of owners of the property or any persons having a legal interest therein;**
- IV. A description of all land uses within one quarter (1/4) mile of the affected property;**
- V. A site plan showing all pertinent dimensions, buildings and significant natural features having an influence on the variance;**
- VI. A detailed map showing existing land uses and buildings of adjacent properties within 500 feet;**
- VII. The variance request and a statement outlining the particular situation involved in creating the need for a variance.**
- VIII. For variance requests within the Shoreland Overlay District, the application for variance must demonstrate whether a conforming sewage treatment system is present for the intended use of the property.**
- IX. Any other information or exhibits when requested by the Environmental Services Department and/or as required by the Board of Adjustment necessary to make findings and determinations.**

Variations may only be granted in accordance with Minnesota Statutes, Chapter 394, and shall only be permitted under the following conditions:

- A. A Variance may be granted the Board of Adjustment and Appeals when it is found that strict enforcement of Zoning Ordinance will result in "practical difficulties". The Board of Adjustment and Appeals should weigh each of the following questions to determine if the applicant has established that there are "practical difficulties" in complying with regulations and standards set forth in the Dodge County Zoning Ordinance.**
 - I. Is the property owner proposing to use the property in a reasonable manner not permitted by the Zoning Ordinance?**
 - II. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?**
 - III. Will the issuance of a Variance maintain the essential character of the locality?**
 - IV. Does the need for a Variance involve more than economic considerations?**
 - V. How did the need for a variance arise? Did the landowner create the need for the variance?**

B. In addition to determining “practical difficulties”, the Board shall consider if the Variance is in agreement with the Dodge County Comprehensive Plan and Dodge County Zoning Ordinance.

I. Is the Variance consistent with goals and policies of the Comprehensive Plan?

II. Is the Variance in harmony with the general purpose and intent of the Zoning Ordinance?

III. Is the proposed use of the property allowed in the land use district in which the property is located?

For Office Use Only

Date Rcvd _____ 15 business day _____ 60 day _____ 120 day _____