

PLANNING ADMINISTRATIVE FORM
Stevens County, Minnesota
Office of Planning and Zoning

File Number _____
Fee Paid _____
Date Filed _____
Township _____

Legal Description of Property: _____

Owner Name: _____ Phone: _____

Address: _____

Type of Request: _____ Rezoning _____ Approval of Preliminary Plat
 _____ Conditional Use Permit _____ Approval of Final Plat
 _____ Variance _____ Other _____

Description of Request: _____

Signature of Applicant: _____

Date of Public Hearing: _____

NOTE: Sketch of proposed property and structures to be drawn on back of this form or attached, showing the following (see Attachment):

1. North Direction
2. Location of proposed structure on lot
3. Dimensions of front, rear and side set-backs
4. Dimensions of proposed structure
5. Street names
6. Location of adjacent existing buildings
7. Other information as may be requested

FOR OFFICIAL USE ONLY

Approved _____ Denied _____ by the Planning Commission on _____ (date)

Subject to the following conditions: _____

Approved _____ Denied _____ by the Board on _____ (date)

Subject to the following conditions: _____

STEVENS COUNTY BOARD OF ADJUSTMENT - AREA VARIANCE FINDINGS OF FACT

An area variance may be granted only where the strict enforcement of county 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:

Please complete all of the questions below to the best of your ability. A variance shall only be permitted when all of the following conditions have been met:

1. Is the variance request in harmony with the general purpose and intent of the Zoning Ordinance?
Yes _____ No _____
Why or why not? _____

2. Is the owner proposing to use the property in a reasonable manner not permitted by the Zoning Ordinance?
Yes _____ No _____
Why or why not? _____

3. Is the practical difficulty due to circumstances unique to this property and not created by the landowner?
Yes _____ No _____
Why or why not? _____

4. Granting the variance will not alter the essential character of the locality?
Yes _____ No _____
Why or why not? _____

5. Are there special circumstances or conditions affecting the land, building, or use referred to in the request that do not apply generally to other property in the same vicinity?
Yes _____ No _____
Explain. _____

6. Economic consideration alone does not constitute practical difficulties?
Yes _____ No _____
Why or why not? _____
