



VARIANCE PERMIT APPLICATION SUBMITTAL REQUIREMENTS

PROJECTS CANNOT BE STARTED PRIOR TO THE APPROVAL OF THE APPLICATION BY THE BOARD OF ADJUSTMENT
(Fees: \$250.00 Application Fee payable to the Faribault County Treasurer)

Applicant: _____ Request For: _____

To apply for a Variance, the following must be completed:

- 1. Complete a Faribault County Variance Application in full. (Attached)
- 2. Complete an accurate site plan of the property showing all existing site conditions and the proposed project. This site plan **must** contain the following information as a minimum:
(Please use page 5 of application packet to complete)
 - 1) Dimensions of the property with property corners identified
 - 2) Location and use of all existing buildings including building dimensions
 - 3) Proposed building uses, dimensions, and square footages
 - 4) Driveway and public roads (labeled)
 - 5) Setback distances from:
 - a) All property lines
 - b) Center and/or right of way of nearest public road
 - c) Lake, river, stream, DNR protected area
 - 6) Septic System
 - 7) Well
 - 8) Additional data requested by the FCZA: _____
- 3. Pay the application fee of \$250.00.

I hereby certify that I have completed the proper forms required for the application of a Variance for Faribault County, including the site plan, and additional requested material in full. I am aware that if these conditions are not met prior to a public hearing, my Variance Application may be tabled or denied by the Board of Adjustment.

Signature of Applicant _____ Date _____

=====PLANNING AND ZONING WILL FILL OUT QUESTIONS 4-7=====

- 4. Completed Application Filed and Application Fee Paid Date _____
- 5. Landowners notified (as governed in MN Statute and the Zoning Ordinance) Date _____
- 6. Applicant/Representative appears before the Board of Adjustments Date _____
- 7. Board of Adjustment makes a decision.
 - Approved Denied Tabled Date _____
 - If Tabled, Reason? _____
 - Date of Board of Adjustment Final Decision _____

WHAT IS A VARIANCE?

A Variance grants the applicant permission to depart from the standard requirements of any of Faribault County's Ordinances such as setbacks, lot width or depth, lot coverage, and height limitations. The principal used by the Board of Adjustment when considering requests is that of hardship. The Board of Adjustment may attach conditions to the Variance to ensure compliance and to protect adjacent property owners and the public interest.

WHEN IS A VARIANCE NECESSARY?

Variations from front, side, ordinary high water mark of lake, river, or stream, or rear yard setbacks may be required in any zoning district to place a home, building, or addition, on a lot which could not otherwise be used due to its extreme topography, wetlands, odd shape, or other dimensional deficiency.

To locate new feedlots or residences when proposed separation distances are less than that specified in the Faribault County Zoning and/or Feedlot Ordinances.

To exceed density, height, building size, and lot coverage requirements.

No variance shall be granted that would allow any use that is prohibited in the zoning district in which the subject property is located.

CAN ANYONE GET A VARIANCE?

No, In order to grant a Variance, the Board of Adjustment must determine that a hardship exists, which would deprive the landowner of all reasonable use of his land, if the strict interpretation of the regulations are applied.

WHAT IS A HARDSHIP? When used in connection with the granting of a variance a hardship means the property in question cannot be put to a reasonable use if used under the conditions allowed by the official controls; the plight of the landowner is due to circumstances unique to the property not created by the landowner; it must relate to the property rather than to a personal preference or idiosyncrasy of the applicant; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a hardship if a reasonable use for the property exists under the terms of the ordinance.

WHO DECIDES IF I WILL GET A VARIANCE? The decision to approve a variance request is made at a public hearing, by the Faribault County Board of Adjustment. This decision is based on whether the applicant had demonstrated a hardship. The information provided by the applicant, a site visit, report and recommendations by staff, comments from state agencies, and public comment help determine whether a hardship has been demonstrated.

IMPORTANT – PLEASE READ

Please answer all of the questions in the Variance Application portion as they pertain to your situation. All of the responses to these questions, information that is obtained from a site visit, and any information received at the public hearing, will be used by the Board of Adjustment and staff in making their final decision. A complete site plan showing property dimensions and all physical characteristics (structures, septic system, proposed accesses, signs, parking, distances to lot lines, etc.) will also assist the Board of Adjustment and staff in identifying important criteria that may affect your application.

WHEN COMPLETED, PLEASE RETURN APPLICATION AND FEE TO:

Bruce Blakesley
Zoning Administrator
415 South Grove Street, Suite 8
Blue Earth, Minnesota 56013
Telephone 507-526-2388

VARIANCE APPLICATION

Please carefully complete this application according to the instructions. Failure to fill in all of the required information may result in a delay of processing your application.

A \$250.00 application fee must accompany this application,
made payable to the **Faribault County Treasurer.**

GENERAL INFORMATION

Name of Applicant _____

Mailing Address _____

Telephone Number: Home _____ Work _____

Site Address _____

PROPERTY DATA

Please write out entire legal description, or attach a photocopy. The legal description can be found on the deed, abstract, or property tax statement. You may also obtain a copy of the legal description from the Faribault County Recorders Office.

Legal Description _____

Parcel Code ____ - ____ - ____ - ____ Section ____ Township ____ Range ____

Lot Dimensions: Width _____ ft. Depth _____ ft. Area _____ sq. ft.

Acres _____ Predominant Soil Type (available from SWCD) _____

No. of Bedrooms _____

Owner of Property _____

Address _____

Telephone Number: Home _____ Work _____

Existing Structures _____

Present Use of Property _____

DESCRIPTION OF REQUEST

Variance Requested From:

- Setback to Feedlot** **Lot Width** **Lot Area** **Less than 5 acres**
- Centerline Setback** **Side Yard Setback** **Rear Yard Setback**
- Ordinary High Water Mark** **Other** _____

JUSTIFICATION OF REQUEST

1. Please write a narrative describing the request and outline the circumstances (hardship) which make the request necessary and unique:

2. How is this Variance compatible with the existing neighborhood?

3. If in shoreland, please describe the steps you will take to minimize the impact of existing and proposed development:

4. Please include any other information, not addressed above, that may help the Board of Adjustment in making their final recommendation:

5. Other Permits required:

I hereby certify that I am the owner or authorized agent of the owner of the above property and that all uses will conform with existing State Laws and local ordinances. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

Name of person responsible for completion of this application (Please Print): _____

Name of Applicant: _____ Date: _____

Receipt # _____
Date Stamp:

**FARIBAULT COUNTY
VARIANCE SITE PLAN**

NAME _____

DATE _____

PLEASE INCLUDE THE FOLLOWING:

Parcel / Property Line Dimensions

Location of All Buildings

Building Dimensions & Square Footages

Driveway & Public Roads

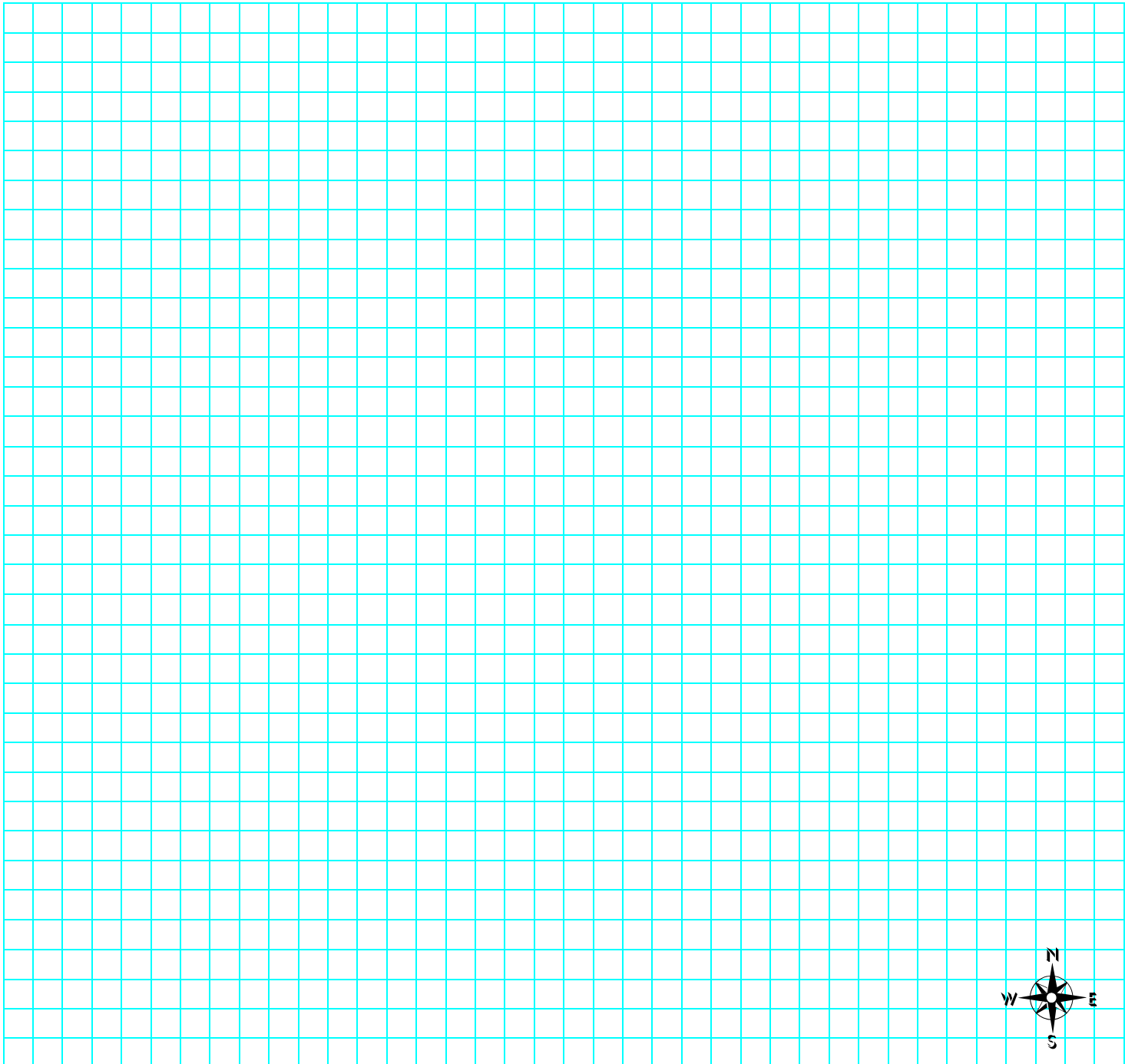
Setbacks from Roads, Property Line, Water

Proposed Project

Septic System

Well

Additional data requested by the FCZA: _____



****Sketches NOT clearly drawn or containing all required information will be returned to applicant for clarification.**