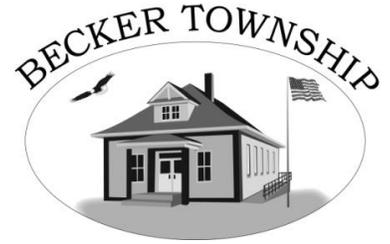


Variance Application

Becker Township
PO Box 248
12165 Hancock Street
Becker, MN 55308

www.beckertownship.org

763-261-5301



Date Received _____

Above for Office Use Only
Fee – \$400 + \$250 Escrow

=====

APPLICANT _____

PHONE _____ FAX _____ EMAIL _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

FEE OWNER _____

ADDRESS _____ PHONE _____ EMAIL _____

PROJECT/DEVELOPMENT NAME _____

PROJECT LOCATION _____

PROPERTY IDENTIFICATION NUMBER (PIN) _____

PURPOSE OF VARIANCE _____

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

VARIANCE APPROVAL

The Joint Planning Commission may allow a departure from the terms of the zoning ordinance pertaining to setbacks, height or width of structures or the size of yard and open spaces where such departure will still be in harmony with the general purpose and intent of the ordinance. A variance may be granted if enforcement of a zoning ordinance provision as applied to a particular piece of property would cause the landowner “practical difficulties.” For a variance to be granted, the applicant must satisfy a three-factor test for practical difficulties under state statute. **All** three factors must be satisfied to constitute practical difficulties. The factors are as follows:

- (1) That the property owner proposes to use the property in a reasonable manner but cannot do so under the rules of the ordinance.

Explain how this applies to your request. _____

(2) That the landowner’s problem is due to circumstances unique to the property not caused by the landowner. There are uniquely exceptional circumstances or conditions applying to the land, structure or building in questions that do not generally apply to other properties in the same zoning district i.e. sloping topography or other natural features.

Explain how this applies to your request. _____

(3) That if the variance is granted it will not alter the essential character of the locality meaning the structure will not be out of scale, out of place, or otherwise inconsistent with the surrounding area.

Explain how this applies to your request. _____

NOTE: Economic considerations alone shall not constitute practical difficulties. Rather, practical difficulties exist only when the three statutory factors are met. Additional conditions may be imposed to ensure compliance with the Town Code and to protect adjacent properties.

APPLICATION FOR VARIANCE APPROVAL

Applications for Variance Approval shall be on this form and shall include the established fee. The application and copies of the site plan shall be submitted twenty four (24) days prior to the next Planning Commission meeting. (Please see attached meeting schedule). The application shall contain or 1 physical copy and an electronic copy or 4 paper copies (8.5”x11”, 8.5”x14” or 11”x17”) of exhibits, which will include the following information:

- Site Plan drawn at scale showing parcel, grading, landscaping and location of utilities, as applicable.
- Location of all buildings and their square footage.
- Curb cuts, driveways, access roads, parking spaces, off-street loading areas and sidewalks.
- Landscaping and screening plans.
- Sanitary sewer and water plan with estimated use per day.
- Drainage and grading plan; indicate soil type.
- Any additional information reasonably required by the Town Staff, Planning Commission or Joint Planning Commission

PROCEDURE

The Planning Commission shall hold a Public Hearing on the proposed variance request, review the request and make a recommendation to the Joint Planning Commission. Notice of the Public Hearing shall be publicized in the official paper and notice shall be mailed to each owner of property situated wholly or partly within 500 feet of the property to which the variance is related at least ten (10) days prior to the Meeting. The Town of Becker shall be responsible for mailing such notices.

I HEREBY CERTIFY that I have no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which the application relates. I am also aware that the property taxes which are being paid under the provisions of a court order or which are in the process of being appealed are not considered delinquent for purposes of this law if all payments under the terms of the order or appeal have been paid.

I FURTHER CERTIFY that if I am in violation of this requirement, the Town of Becker may deny the permit application by law.

If the variance is not approved by the Joint Planning Commission, the reasons for such action will be recorded in the proceedings and transmitted to the applicant.

We, the undersigned, have read and understand the above.

Signature of Applicant Date

Signature of Owner (s) Date