

Revised 02/22/2005 To be completed by applicant

VARIANCE _____ C.U.P. _____ AMENDMENT _____
\$200.00 application fee \$250.00 application fee \$350.00 application fee

Please include a separate check for \$20.00 to cover the final recording of the document

APPLICANT:

_____ PHONE: _____

ADDRESS:

OWNER/OTHER:

LEGAL DESCRIPTION:

_____ Acreage:

SECTION: _____ TOWNSHIP: _____ RANGE: _____

PID #: _____ ZONING _____

DISTRICT: _____

SHORELAND #: _____ LAKE NAME: _____

CLASSIFICATION: _____

EXPLANATION OF REQUEST:

RECORD OF LAST SEPTIC UPGRADE OR COMPLIANCE INSPECTION:

DOES THIS REQUEST COMPLY WITH YOUR PROTECTIVE COVENANTS: YES

_____ NO _____

APPLICATION WILL NOT BE CONSIDERED COMPLETE UNTIL THE FOLLOWING HAS BEEN RECEIVED: To be completed by Office

SIGNED APPLICATION (Copy of Purchase Agreement - if applicable)

FEES PAID Receipt #: RECORDING FEE PAID: _____

SITE PLAN OF PROPERTY - IF APPLICABLE

TOWNSHIP COMMENTS

MUNICIPALITY COMMENTS (if within 2 miles of site)

DNR COMMENTS (if Shoreland)

ANY OTHER REQUIREMENTS SPECIFICALLY LISTED UNDER ZONING ORDINANCE.

MNDOT COMMENTS (if appropriate)

VERIFICATION OF SEPTIC COMPLIANCE / OR ESCROW LETTER.

APPLICANT SIGNATURE: _____

DATE: _____ RECEIVED BY: _____

SPRINGVALE TOWNSHIP APPLICATION FOR:

**APPLICATION REQUESTS WILL NOT BE SCHEDULED FOR PUBLIC HEARING UNTIL ALL COMMENTS HAVE BEEN RECEIVED BY CLERKS OFFICE * Return application to: Springvale Township Clerk, 34354 Holly St NW, Cambridge, MN 55008
763-689-4207**

VARIANCE – (Sec XII Ordinance and Specifications for Road Construction in Springvale Township.) - Answer questions as they pertain to your request

Criteria for granting variances. The following criteria must be met before a variance may be granted:

1. No variance may be granted unless a nonconforming sewage system on the site is made compliant with the Isanti County Sewage and Wastewater Treatment Ordinance.

2. Variances shall only be permitted if all of the following criteria are met:

- a. The variance meets the general purposes and intent of this Ordinance.
- b. The variance is consistent with the Ordinance and Specifications for Road Construction in Springvale Township.
- c. There are practical physical difficulties or particular physical hardships when the strict letter of this ordinance is imposed. "Hardship" as used in connection with the granting of a variance means the property in question cannot be put to any reasonable use if used under the conditions allowed by this Ordinance. Agricultural use shall be considered a reasonable use. Economic hardship alone shall not be considered sufficient hardship for granting a variance.
- d. Exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property have had no control.
- e. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
- f. The variance requested is the minimum variance that would alleviate the hardship.

3. No variance shall be granted where any of the following conditions are present:

- a. Adequate sewage treatment systems or water supply capabilities cannot be provided
- b. The plight of the landowner or hardship is due to circumstances created by the landowner
- c. The variance would allow a use prohibited in that district
- d. The variance would result in a lower degree of flood protection than the Regulatory Flood Protection Elevation. Variances may be used to modify permissible methods of flood protection.

e. The essential character of the locality would be altered or there would be a significant adverse effect on the surrounding properties

f. There would be a significant adverse effect on the public health or safety

g. No variance shall confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures or buildings in the same district.