

# Florence Township

## Goodhue County, Minnesota | VARIANCE REQUEST

APPLICATION NO.	_____
FEE	\$ _____
DATE	_____

### 1. GENERAL PROVISIONS

- a. Be sure to discuss circumstances with staff **prior** to completing and submitting Application.
- b. In reviewing all variance requests, the Florence Township Planning Commission and ultimately the Board of Supervisors will evaluate the request for conformance with the variance standards in conformance with Minnesota State Statute 394.27.
- c. **The Commission and Board may only grant variances when it finds the request meets the following criteria**
  - Harmony with general purposes and intent of the official controls.
  - Consistency with the Comprehensive Plan
  - The applicant has established "practical difficulties" exist in complying with the current official controls. As this pertains to the variance, this means that the applicant proposes to use their property in a reasonable manner not permitted by an official control. The plight is due to circumstances unique to the property not created by the landowner and the variance if granted will not alter the essential character of the locality.
  - The variance will not allow any use that is not allowed in the applicable zoning district.

<b>2. APPLICATION IS HEREBY MADE BY:</b>
<b>OWNER</b>
ADDRESS
TELEPHONE
EMAIL
<b>AUTHORIZED AGENT / All PROPERTY OWNERS</b>
ADDRESS
TELEPHONE
EMAIL
<b>CONTRACTOR</b>
ADDRESS
TELEPHONE
EMAIL
<b>ADDITIONAL NOTES:</b>

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### 3. PROJECT INFORMATION

a. Site Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

PID# \_\_\_\_\_ Zoning District: \_\_\_\_\_ Lot Area: \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ Structure Dimensions (If Applicable) \_\_\_\_\_

b. The property is currently used for:  residence,  commercial building,  industrial building,  accessory building, or  other (describe) \_\_\_\_\_

c. Proposed Use:  
\_\_\_\_\_  
\_\_\_\_\_

d. The Variance for this property is requested for:  Road Right-of-Way Setbacks,  Property Line Setbacks,  Height Limits,  Lot Width/or Area,  Subdivision Regulations,  Bluff Setbacks,  % Lot Coverage, or  other (describe) \_\_\_\_\_

e. Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. The following applicable items shall be submitted with this application:

- Site Plan
- Property Survey by a MN Licensed Surveyor (unless waved by Planning Commission)
- Proof of current property taxes
- Signature of property owner, agent or letter of authorization.
- Required fees

**g. Supporting Information & Justification**

You, or your agent must provide information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

1. Discuss your current use of the property and the reason for your variance request:
2. Describe the effects on the property if the variance is not granted:
3. Describe any unique physical limitations that exist on your property, not generally found on others, which prevents you from complying with the provisions of the current ordinance:
4. Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:
5. Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning.
6. In our opinion, do you think the granting of your variance request would alter the “essential character” of the neighborhood/area

**h.** I hereby apply for a variance and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes **of Florence Township and Goodhue County**. The applicant also understands by signing this permit application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Florence Township. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Florence Township. Additional information or applications may be required. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print name: \_\_\_\_\_ (owner or authorized agent)

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**OFFICIAL USE**

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Variance Request:     Approved.                      Fee Received \$ \_\_\_\_\_

Denied. Not in conformance with the following provision(s) of the Zoning Ordinance.

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*I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.*

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Signature	Title	Date
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Signature	Title	Date
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Site Plan of the Property

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