



After the Fact Variance Application

Request for a Public Hearing

Dodge County Planning Office
22 6th St East, Dept 123
Mantorville MN 55955
Phone 507-635-6272
www.co.dodge.mn.us

Application Fee \$ 600.00

Recorder Fee \$ 46.00

Date Received _____

Received By _____

Applicant: _____ Phone: _____

Address: _____ City, State, Zip: _____

Property Owner: _____ Phone: _____

Address: _____ City, State, Zip: _____

Property Address: _____ City, State, Zip: _____

Parcel I.D. Number _____ Township _____ Section _____

Legal Description _____ # of acres _____

Variance requested from:

Setback to a Feedlot of _____ feet Side yard Setback of _____ feet

Rear yard Setback of _____ feet Front yard Setback of _____ feet

Other _____

Additional information requirements for a Variance:

1. A detailed description of request.

2. Reason for request.

3. A map or aerial photo indicating property lines, dimensions of the dwelling, showing all existing homes, feedlots within one thousand (1000) feet, driveway access, septic system location, well location, rivers, and wetlands;

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 in In re the Matter of the Decision of County of Otter Tail Board of Adjustment to Deny a Variance to Cyril Stadvold and Cynara Stadvold.

- a. Is the request a substantial variation from the requirements of the zoning ordinance?
- b. Will the request have an adverse effect on government services?
- c. Will the requested variance effect a substantial change in the character of the neighborhood or will it result in a substantial detriment to neighboring properties?
- d. Is there another feasible method to alleviate the need for a variance? (Economic considerations play a role in the analysis under this factor).
- e. How did the need for a variance arise? Did the landowner create the need for the variance?
- f. Why did the applicant fail to obtain a variance / or comply with the applicable requirements before commencing work? Did the applicant act in good faith?
- g. Did the applicant attempt to comply with the law by obtaining the proper permits?
- h. Did the applicant obtain a permit from another entity that violated the law?
- i. Did the applicant make a substantial investment in the property?
- j. Did the applicant complete the repairs/construction before the applicant was informed of the impropriety?
- k. Is the nature of property residential/recreational and not commercial?
- l. Are there other similar structures in the area?
- m. Would the minimum benefits to the county appear to be far outweighed by the detriment the applicant would suffer if forced to remove the structure?

In light of all of the above factors, would denying a variance serve the interests of justice? The BOA should weigh and balance each of the elements when deciding whether the variance application should be granted.

Property Owner's Signature

Date

Applicant's Signature

Date

Signature of this application authorizes Planning & Zoning Staff to enter the property to perform needed inspections.

For Office Use Only

Date Rcvd _____ 15 day _____ 60 day _____ 120 day _____