



**Variance Application**  
**Request for a Public Hearing**  
 Dodge County Environmental Services  
 22 6<sup>th</sup> 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: \_\_\_\_\_

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date

Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

\_\_\_\_\_  
 Property Owner's Signature

\_\_\_\_\_  
 Date

Signature of this application authorizes Environmental Services Staff to enter the property to perform needed inspections.

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 and/or reason for request.

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

**2. The application should include the following:**

- I. Name, address and signature the applicant.**
- II. The legal description of the property involved in the request for the variance.**
- III. The names and addresses of owners of the property or any persons having a legal interest therein;**
- IV. A description of all land uses within one quarter (1/4) mile of the affected property;**
- V. A site plan showing all pertinent dimensions, buildings and significant natural features having an influence on the variance;**
- VI. A detailed map showing existing land uses and buildings of adjacent properties within 500 feet;**
- VII. The variance request and a statement outlining the particular situation involved in creating the need for a variance.**
- VIII. For variance requests within the Shoreland Overlay District, the application for variance must demonstrate whether a conforming sewage treatment system is present for the intended use of the property.**
- IX. Any other information or exhibits when requested by the Environmental Services Department and/or as required by the Board of Adjustment necessary to make findings and determinations.**

**Variances may only be granted in accordance with Minnesota Statutes, Chapter 394, and shall only be permitted under the following conditions:**

- A. A Variance may be granted the Board of Adjustment and Appeals when it is found that strict enforcement of Zoning Ordinance will result in "practical difficulties". The Board of Adjustment and Appeals should weigh each of the following questions to determine if the applicant has established that there are "practical difficulties" in complying with regulations and standards set forth in the Dodge County Zoning Ordinance.**
  - I. Is the property owner proposing to use the property in a reasonable manner not permitted by the Zoning Ordinance?**
  - II. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?**
  - III. Will the issuance of a Variance maintain the essential character of the locality?**
  - IV. Does the need for a Variance involve more than economic considerations?**
  - V. How did the need for a variance arise? Did the landowner create the need for the variance?**

**B. In addition to determining “practical difficulties”, the Board shall consider if the Variance is in agreement with the Dodge County Comprehensive Plan and Dodge County Zoning Ordinance.**

**I. Is the Variance consistent with goals and policies of the Comprehensive Plan?**

**II. Is the Variance in harmony with the general purpose and intent of the Zoning Ordinance?**

**III. Is the proposed use of the property allowed in the land use district in which the property is located?**

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For Office Use Only

Date Rcvd \_\_\_\_\_ 15 day \_\_\_\_\_ 60 day \_\_\_\_\_ 120 day \_\_\_\_\_