

## City of Spring Lake Park Variance Application

A variance cannot be approved unless the Planning Commission and City Council find that the “practical difficulties” standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

2. Property Owner Information (if different from above):

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): \_\_\_\_\_

4. Present Use of Property: \_\_\_\_\_

5. Description of Project: \_\_\_\_\_

\_\_\_\_\_

6. Specify Section of the Ordinance from which variance is sought: \_\_\_\_\_

\_\_\_\_\_

7. Explain how you wish to vary from the applicable provisions of this Ordinance: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. **Practical Difficulties Test:** Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?

Yes    No   Why or why not?

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\_\_\_\_\_

\_\_\_\_\_

b. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes  No Why or why not?

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c. In your opinion, does the proposal put property to use in a reasonable manner?

Yes  No Why or why not?.

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d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property – i.e. sloping topography or other natural features like wetlands or trees)?

Yes  No Why or why not?

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e. In your opinion, will the variance maintain the essential character of the locality?

Yes  No Why or why not?

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The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant Signature:

Date:

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Fee Owner's (Property Owner) Signature:

Date:

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