# **Ravenna Township**

Dakota County, Minnesota

## Variance Application

Return this completed application to the office of the clerk on or before\_\_\_\_\_

A \$570.00 fee is required before a Public Hearing date is issued.

For Township Use Only

Case Number: Date Received:

Baterreceived

Application Fee Paid:

Public Hearing Date:

#### **Please Print or Type All Information**

First	Home Phone	Work Phone
City	State	Zip Code
Township	R	ange
n tax statement)		
	cant, a statement authori landowner and included	City State   Scant, a statement authorizing or supportion   Indowner and included in this application   Township Rate

Responses to the following six criteria for variances are required for a Public Hearing.

Please describe the general nature of your Variance Permit request:

## Ravenna Township Dakota County, Minnesota

**<u>SITE PLAN:</u>** Please show the following information for all existing and proposed structures on the parcel of property involved and also for all structures on adjoining lots.

- 1. Lot lines, with dimensions
- 2. Structure locations and

dimensions

- 3. River Shoreline (if any)
- 4. Setback from structure(s) to:
  - a. Vermillion River\*
  - b. Side lot line
  - c. Road centerlines
  - d. The Mississippi River Bluff line

- 5. Setback from sewage system to:
  - a. Vermillion River\*
  - b. Side lot lines
  - c. Structure
- 6. Setback from well to:
  - a. Vermillion River\*
  - b. Structure
  - c. Sewer System
  - d. Side lot lines
- \* If the Vermillion River or Mississippi River is within 1,000 ft. of the property.

Indicate North Direction

Lot Area Acres

To help us evaluate your Variance Permit request, please provide as much supplementary information as possible, such as maps, plans, information about surrounding property, etc.

Dakota County, Minnesota

#### **Criteria for Granting Variance Permits**

In considering a variance permit, the Town Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of the surrounding lands, existing and anticipated traffic conditions including parking facilities on the adjacent streets and land, the effect on values of property and scenic views in the surrounding areas, and the effect of the proposed use on the Comprehensive Plan.

In permitting a variance, or the alteration of an existing conditional use, the Planning Commission or Town Board may impose, in addition to those standards and requirements expressly specified by the Township Ordinances, additional conditions which they consider necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

- 1. Increasing the required lot size or yard dimension.
- 2. Limiting the height, size or location of buildings.
- 3. Controlling the location and number of the vehicle access points.
- 4. Increasing the street width.
- 5. Increasing the number of required off-street parking spaces.
- 6. Limiting the number, size, location or lighting of signs.

7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

8. Designating sites for open space.

Please describe what mitigative measures you propose to take in regard to the operation and or siting, design and construction of your proposed variance to reduce or eliminate the concerns expressed in the criteria listed above. (Use extra sheets)

**AGREEMENT:** I hereby certify that the information contained herein is true and correct, and if granted the permit, agree to do the proposed work in accordance with the description above set forth and according to the additional provisions of the ordinances of Ravenna Township, Dakota County, Minnesota.

I agree that any plans and specifications submitted herewith shall become part of this Variance Permit Application.

I further agree to pay any **additional costs** incurred by the Township, in addition to the permit **application fee** and the **permit fee**. Additional costs may include, but are not limited to, planning, engineering and legal fees associated with the review and preparation of this application. Payment will be required whether the permit is granted or denied. If the Township grants a variance permit, payment will be required prior to issuance of the variance.

Date: Signature:

### **SECTION 056: VARIANCES**

## **056.1** Criteria for Granting Variances

#### A variance may be granted only in the event that all of the following circumstances exist:

1. Strict enforcement of this Ordinance would cause practical difficulties because of the circumstances unique to the individual property under consideration. "Practical difficulties" as used in connection with the granting of a variance means the property owner proposes to use the property in a reasonable manner not permitted by the official controls, the plight of the landowner is due to circumstances unique to the property not created by the landowner, the variance is in harmony with the general purposes and intent of the Ordinance, the variance is consistent with the comprehensive plan and will not alter the essential character of the Township.

**2.** Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity.

**3.** Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district.

4. The special conditions or circumstances do not result from the actions of the applicant.

**5.** Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to others of other lands, structures, or buildings in the same district.

**6.** The variance will not allow any use that is not permitted under the Ordinance for a property in the zone where the affected applicant's land is located.