

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:
Application Fee Paid:
Public Hearing Date:

Please Print or Type All Information

Applicant:

Last Name	First	Home Phone	Work Phone
Street Address	City	State	Zip Code

Owner: (If different from applicant)

Note: If owner is different from applicant, a statement authorizing or supporting this application must be obtained from the landowner and included in this application.

Legal Description of Property: Section _____ Township _____ Range _____

Parcel Identification Number(s) (found on tax statement)

Street Address of Site:

Present Use of Site:

Please describe the general nature of your Variance Permit request:

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

Ravenna Township

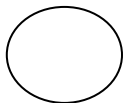
Dakota County, Minnesota

SITE PLAN: 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.

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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:
