

Variance Application Cover Sheet

3110 Strand Road / Duluth, MN 55803

218-606-6972

Please carefully complete (PRINT) this application according to the instructions attached. Failure to fill in all of the required information may result in a delay of processing your application. A fee of \$_____ (please see fee schedule on our website: townoflakewoodmn.org) must accompany this application. Please make checks payable to Town of Lakewood.

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____

E-Mail Address: _____

Phone Number: Home: _____ Work: _____ Cell: _____

LAND OWNER INFORMATION *(If different than applicant)*

Name of Land Owner: _____

Mailing Address: _____

E-Mail Address: _____

Phone Number: Home: _____ Work: _____ Cell: _____

PROPERTY INFORMATION

Parcel ID# _____

Property Address *(If different than land owner address)* _____

Applicant Signature	Printed Name	Date
---------------------	--------------	------

Owner Signature (If applicant is not the owner)	Printed Name	Date
---	--------------	------

Office Use Only

<u>Date Received</u>	<u>Fee</u>	<u>Date Approved</u>
----------------------	------------	----------------------

Town of Lakewood

3110 Strand Road / Duluth, MN 55803

zoning.lakewoodmn@gmail.com

Variance Application

INFORMATION ABOUT VARIANCES

A variance allows for relief from the Zoning Ordinance when it is determined by the Board of Adjustment that, by reasons of exceptional circumstances, the strict enforcement of the provisions of such Ordinance would create practical difficulties because of irregular lot size, topography or other characteristics of the land. Note that “practical difficulties” does not include financial hardship.

Variances from official zoning controls are defined under Minnesota Statutes Chapter 394. No variance may be granted that would allow any use that is prohibited in the zone district where the subject property is located. Conditions may be imposed in the granting of variances to ensure compliance and to protect adjacent properties and the public interest.

It is advisable that you discuss your request with the Zoning Administration prior to submitting the application. Approval or denial of your request is dependent on the justification you provide in answering the questions on this application which directly correlate with the statutory requirements for a Variance.

For more information, the Lakewood Township Zoning Ordinance may be found at:

www.lakewoodtownshipmn.org

Attach this form to a complete Land Use Permit Application and include along with your submission a list of no less than ten (10) property owners of Lakewood Township within a quarter (0.25) mile of the property in question, including names and complete mailing addresses.

Generally – The **fee for a Variance is per the current Lakewood fee schedule**, payable with the application. Fees are subject to change without notice.

APPLICANT

1. Name: _____
2. Address: _____
3. Tax Parcel ID # (subject property): _____

REQUEST *Complete this form along with the Land Use Permit Application Attach additional pages as needed*

1. Describe your original request and how it does not meet the requirements of the Lakewood Zoning Ordinance:

2. Describe why you think you should be granted a Variance:

3. Describe the current and proposed use of your property:

4. Describe how your request is in harmony with the general purposes and intent of the Ordinance:

5. Describe how your request is consistent with the Comprehensive Land Use Plan:

6. Describe how your request is reasonable while not permitted by the Ordinance:

7. Describe how your request is unique to your property and how the cause leading to the Variance was not created by the property owner:

8. Describe how your request will alter the essential character of the property:

9. Include additional comments that will clarify your request for the Board of Adjustment:
