

CITY OF HARWOOD
REQUEST FOR VARIANCE

DATE: _____

APPLICANT: _____

ADDRESS: _____
Harwood, ND

LOT/BLOCK/LEGAL DESCRIPTION:

PRESENT ZONING OF PROPERTY: _____

PRESENT USE OF PROPERTY: _____

REASONS FOR VARIANCE REQUEST:

1. What characteristics of your property prevent its being used for any of the uses permitted in your zone (e.g., too narrow, small, shallow, elevation issue, slope, shape, soil, subsurface, etc)?

2. Describe the above and include dimensions where appropriate.

3. How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning Ordinance?

4. Are the conditions of your property the result of man-made changes (such as the relocation of a road or highway)? _____ If so, describe:

5. Which of the following types of modifications will allow you a reasonable use of your land?

_____ Change in setback requirement _____ Chg in lot coverage requirement

_____ Change in yard restriction _____ Change in height requirement

_____ Change in area requirement

6. State the variation requested and give distances where appropriate (attach map).

7. Are the conditions of hardship true only of your property? _____ If not, how many other properties are similarly affected? _____

8. Please provide names and addresses of property owners affected by this Variance request and obtain approval signatures from each (attach additional pages if necessary).

Name: _____

Address: _____

Date

Signature of Affected Property Owner

Date

Signature of Person Requesting Variance

Date

Signature of Person Requesting Variance

FOR USE BY BOARD OF ADJUSTEMENT ONLY

DATE FILED: _____

HEARING DATE: _____

DATE OF PUBLICATION: _____

DATE THE ADJACENT PROPERTY OWNER WAS NOTIFIED: _____

The Board shall base its findings on evidence presented in the Application, comments received from adjacent property owners and the following conditions before it may approve a request for variance.

- a) The particular surroundings or the topographic condition of the property would result in undue hardship.
- b) The variance request is not based on a desire for economic or other gain.
- c) The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
- d) The variance shall not be detrimental to the public welfare or injurious to other properties in the area.
- e) The variance shall not be contrary to the interest and purpose of this ordinance.

In light of the evidence presented at the hearing on this case, and in conforming with the requirements of the Zoning ordinance, a variance is:

_____ DENIED

_____ GRANTED

_____ GRANTED SUBJECT TO THE FOLLOWING REQUIREMENTS:

DATED: _____

CHAIRMAN, BOARD OF ADJUSTMENT