



Zoning Code Variance Application

Street address of property in this application:

Applicant Information

Name (individual, or corporate entity)

Street address

Zip

Phone

Email

Authorized Representative (if other than applicant)

Name

Street address

Zip

Phone

Email

Property Owner (if other than applicant)

Name

Street address

Zip

Phone

Email

Site Information

Provide a detailed description of the variance(s) being requested:

Provide a detailed description of need for a variance from the Zoning Code, including description of building(s), description of proposed addition(s), and description of proposed alteration(s) to property:

→ continued

Minnesota State Statute 462.357 requires that a property exhibit “practical difficulties” in order for a variance to be considered.

Practical difficulties:

- result in a use that is reasonable
- are based on a problem that is unique to the property
- are not caused by the landowner
- do not alter the essential character of the locality

To demonstrate how your request will comply with Minnesota State Statute 462.357, please respond to the following questions.

Explain the need for your variance request and how it will result in a reasonable use of the property.

What is unique about your property and how do you feel that it necessitates a variance?

Explain how the need for a variance is based on circumstances that are not a result of a landowner action.

Explain how, if granted, the proposed variance will not alter the essential character of your neighborhood and Golden Valley as a whole.

The City requests that you consider all available project options permitted by the Zoning Code before requesting a variance. The Board of Zoning Appeals will discuss alternative options to seeking a variance with you at the public hearing. **Please describe alternate ways to do your project that do not require variances from the Zoning Code.**

Required Attachments

- Current survey** of your property, including proposed addition and new proposed building and structure setbacks (a copy of Golden Valley’s survey requirements is available upon request; application is considered incomplete without a current property survey)
- One **current color photograph** of the area affected by the proposed variance (attach a printed photograph to this application or email a digital image to planning@goldenvalleymn.gov; submit additional photographs as needed)
- Application fee:** \$200 for Single-Family Residential, \$300 for all other Zoning Districts
- Legal description:** Exact legal description of the land involved in this application (attach a separate sheet if necessary)

Signatures

To the best of my knowledge, the statements found in this application are true and correct. I also understand that unless construction of the action applicable to this variance request, if granted, is not taken within one year, the variance expires. I have considered all options afforded to me through the City’s Zoning Code and feel there is no alternate way to achieve my objective except to seek a variance to zoning rules and regulations. I give permission for Golden Valley staff, as well as members of the Board of Zoning Appeals, to enter my property before the public hearing to inspect the area affected by this request.

Applicant

Name (please print): _____

Signature: **X** _____

Date: _____

Authorized Representative (if other than applicant)

Name (please print): _____

Signature: **X** _____

Date: _____

Property Owner (if other than applicant)

Name (please print): _____

Signature: **X** _____

Date: _____

Please note: The City of Golden Valley will send notice of your variance request to all adjoining property owners as well as owners of properties directly across streets or alleys. Your neighbors have the right to address the Board of Zoning Appeals at your public hearing. You are advised to personally contact your neighbors and explain your project to them before the public hearing.



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

