



2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0600 FAX 952-472-0620

VARIANCE INFORMATION

A variance to the provisions of the Zoning Ordinance may be issued to provide relief to the landowner in those zones where the ordinance imposes practical difficulties to the property owner in the use of his land. See zoning ordinance excerpts relating to variances for more information.

SUBMITTAL REQUIREMENTS

The following must be included with your application:

1. Accurately completed application form, including name, address and day phone of both applicant and owner. Also any fees and escrow deposit as indicated on the application form.
2. **CURRENT CERTIFICATE OF SURVEY**: 2 copies drawn to-scale and one copy 8-1/2" x 11" (may be reduced). **Survey must include all of the items listed on the City of Mound Survey Requirements.**
3. Three (3) sets of scaled building plans (not reduced) of proposed improvements AND one set 8-1/2" x 11" (may be reduced) including:
 - a) Floor plan indicating proposed sizes, window and door openings, and direction of rafters or trusses.
 - b) Cross-Section from footings through the roof.
 - c) Elevations, front and side view indicating height of structure and proposed grade.
4. Hardcover calculation sheet on City provided form.
5. Surveyor to submit proposed legal descriptions in electronic form to SarahSmith@cityofmound.com.

COMPLETE / INCOMPLETE APPLICATIONS

An incomplete application will delay the processing of land use requests. The application approval time commences and an application is considered officially filed when City staff has received and examined the application and determined that the application is complete. The decision whether the application is complete or incomplete shall be made within fifteen (15) business days following submittal of the application. When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission meeting occurring approximately thirty (30) days from the date of official submission of the application.

PAYMENT OF FEES

The applicant acknowledges that she/he understands that before this request can be considered, all required information and fees (including all deposits) must be paid to the City in advance. If additional fees are required to cover costs incurred by the City, the City Manager has the right to require additional payment from one or more of the applicants, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) direct city payroll and overhead costs, fees paid to consultants and other professionals, and the cost of printing, mailing and supplies. The City may withhold final action on a land use application and/or rescind prior action until all miscellaneous fees have been paid.

Land Use Application Outstanding Balances (Effective 12/13/05)

Any and/or all outstanding balances from an applicant must be paid before a new land application from that applicant will be accepted and deemed to be complete. Any and/or all outstanding balances from a previous application seeking the same type of approvals involving the same parcel must be paid before the new application will be accepted and deemed complete.

ESCROW / BILLING POLICY

Applicants are advised that an escrow deposit may be required at the time of the submittal of the development application to offset costs associated with the proposed project. The amount of the escrow is determined based upon the estimated costs of the project.

The City of Mound will provide a quarterly billing of all itemized charges that have been incurred. Remaining escrow monies will be returned after written request to the City, no sooner than 60 days after release of the resolution for filing.

2023 Fees

Application fee: \$200

Escrow Deposit:

Level 1: \$900 - SF residential type applications such as setback for house remodel/addition projects

Level 2: \$1200 - MF residential or commercial applications (i.e. CUP, etc.)

Level 3: \$1500 - New minor subdivisions or similar type more complex

Level 4 - \$5000 - New major subdivisions and CUP for PUD or CUP for PDA

ABOUT THE MEETINGS

On the Friday prior to the Monday Planning Commission meeting, a copy of the Staff Report and an agenda for that meeting will be provided to the applicant. Abutting property owners will also be mailed an agenda.

THE APPLICANT OR A DULY-AUTHORIZED AGENT MUST BE PRESENT AT THE PLANNING COMMISSION AND CITY COUNCIL MEETINGS TO ANSWER QUESTIONS.

The Planning Commission is an advisory body to the City Council. The City Council makes all final decisions.

APPLICATION DEADLINES

Application deadline date is 12:00 p.m. the first business day of each month prior to the scheduled Planning Commission meeting (i.e. January 1 for February meeting). The Planning Commission meets on the first Tuesday of each month at 7:00 p.m. at City Hall.

FINAL PROCEDURES

After the variance is approved by the City Council, the applicant will be responsible for filing the resolution at Hennepin County. Please allow at least 10 business days following the council meeting to receive the resolution to be filed. **Your building permit application will not be issued until the City receives proof that this resolution has been filed.** Escrow will be released no sooner than 60 days after release of the resolution to the applicant for filing.



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VARIANCE APPLICATION

Application Fee and Escrow Deposit required at time of application.

Planning Commission Date _____

Case No. _____

City Council Date _____

Please type or print legibly

SUBJECT PROPERTY LEGAL DESC.	Address _____ Lot _____ Block _____ Subdivision _____ PID # _____ Zoning: R1 R1A R2 R3 B1 B2 B3 (Circle one)
PROPERTY OWNER	Name _____ Email _____ Address _____ Phone Home _____ Work _____ Fax _____
APPLICANT (IF OTHER THAN OWNER)	Name _____ Email _____ Address _____ Phone Home _____ Work _____ Fax _____

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes () No (). **If yes**, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

3. Do the existing structures comply with all area, height, bulk, and setback regulations for the zoning district in which it is located? Yes () No (). **If no**, specify each non-conforming use (describe reason for variance request, i.e. setback, lot area, etc.):

<u>SETBACKS:</u>	REQUIRED	REQUESTED (or existing)	VARIANCE
Front Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Side Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Side Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Rear Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Lakeside: (N S E W)	_____ ft.	_____ ft.	_____ ft.
_____ : (N S E W)	_____ ft.	_____ ft.	_____ ft.
Street Frontage:	_____ ft.	_____ ft.	_____ ft.
Lot Size:	_____ sq ft	_____ sq ft	_____ sq ft
Hardcover:	_____ sq ft	_____ sq ft	_____ sq ft

4. Does the present **use** of the property conform to all regulations for the zoning district in which it is located? Yes (), No (). **If no**, specify each non-conforming use:

5. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

- | | | |
|-----------------|----------------|------------------------|
| () too narrow | () topography | () soil |
| () too small | () drainage | () existing situation |
| () too shallow | () shape | () other: specify |

Please describe: _____

6. Was the practical difficulty described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes (), No (). **If yes**, explain:

7. Was the practical difficulty created by any other human-made change, such as the relocation of a road? Yes (), No (). **If yes**, explain:

8. Are the conditions of practical difficulty for which you request a variance peculiar only to the property described in this petition? Yes (), No (). **If no**, list some other properties which are similarly affected?

9. Comments: _____

I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Owner's Signature _____ **Date** _____

Applicant's Signature _____ **Date** _____