

**APPLICATION FOR VARIANCE**  
**City of Hector, Minnesota**

**SUBMITTAL DEADLINE: On or before the last Wednesday of the month (including scale maps)**

Date Filed: \_\_\_\_\_

1. Name of Applicant: \_\_\_\_\_ 2. Telephone #: \_\_\_\_\_

3. Address of Applicant: \_\_\_\_\_

4. Name of Property Owner: \_\_\_\_\_ 5. Telephone #: \_\_\_\_\_  
(If different from applicant)

6. Address of Property Owner: \_\_\_\_\_

7. Street Address of Property Involved: \_\_\_\_\_

8. Legal Description of Property: \_\_\_\_\_

9. Present Use of Property: \_\_\_\_\_

10. Proposed Used of Property: \_\_\_\_\_

11. Present Zoning District: \_\_\_\_\_

**NOTE: A scale map survey is required to accompany this application. The map should include the building site (lots), existing building, planned new building (s), or addition (s), existing and proposed setbacks, street names and alleys, and N/S direction. City staff reserves the discretion to request a survey and delay the public hearing one-month if the maps are insufficient.**

12. State exactly what is intended to be done on or with the property that does not conform with the existing regulations:  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: Minnesota Statutes require that the conditions set forth in the following two items (13 and 14) MUST be established before a variance can be granted. Explain in detail each statement:**

13. Unique Circumstances of Lot: What are the special conditions (narrowness, shallowness, or shape of a lot, exceptional topographic or water conditions or other extraordinary and exceptional conditions of such lot) applying to the structure or land in question that are peculiar to the property involved or immediately adjoining property and do not apply generally to other land or structures in the district in which said land is located? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Undue Hardship: Describe the specific hardship (s) you claim: \_\_\_\_\_  
\_\_\_\_\_

**Please Note:** Inconvenience of the landowner or occupant, self-created situations (including purchase of property), age and/or health problems are not deemed hardship under Minnesota case law.

Economic consideration alone shall not constitute an undue hardship if reasonable use of the property exists under the ordinance. (MN Statutes 462.357)

The statutory tests is that the property owner cannot put the property to reasonable use under existing controls, the unique circumstances must exist and if the request is granted the essential character (land-use) of the locality is not changed. (MN Statutes 462.357)

If you have difficulty in determining the above hardship, consider alternatives to your construction plan. Possibly you may not need this variance.

15. Effect on Neighborhood: Do you feel the granting of the variance impairs an adequate supply of light and air to adjacent property, unreasonably increases the congestion in the public streets, increases the danger of fire, endangers the public safety, unreasonably diminishes or impairs established property values in the surrounding area, or in any way impairs health, safety, comfort, morals, or in any respect is contrary to the intent of the Zoning Ordinance?

Yes \_\_\_\_\_ No \_\_\_\_\_

16. Acknowledgement and Signature: The undersigned hereby represents upon all of the penalties of law, for the purposes of inducing the City of Hector to take the action herein requested, that all statements are true and that all work herein mentioned will be done in accordance with the ordinance of the City of Hector and the laws of the State of Minnesota.

Legal property owner signature required: \_\_\_\_\_

Date: \_\_\_\_\_