

Supplemental Data for Variance



City of Hopkins

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www.hopkinsmn.com

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Application Number:

General Data

Applicant Name (Last, First):

The above named individual, firm, or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying zoning application summary form dated _____ for the purpose of securing a variance from existing land use zoning controls.

Contact Name (Last, First):

Daytime Phone Number:

Project Information

Specify the section of the ordinance from which a variance is sought:

Explain how you wish to vary from the applicable provisions of the ordinance:

Explain why the strict enforcement of the Ordinance would cause practical difficulties or deny reasonable use of the property. State Statute defines difficulties as the following: Practical difficulties as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance if granted, will not alter the essential character of the locality.

Check all additional supporting documents and date which are being submitted to help explain this project proposal:

site plan topographic map other (specify):

I hereby certify with my signature that all data on my applications forms, plans, and specifications are true and correct to the best of my knowledge.

Applicant's Signature:

Date:

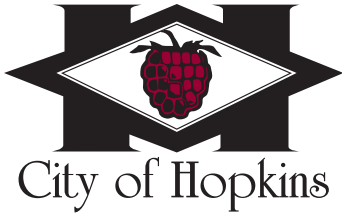
Order Granting or Denying a Variance (OFFICE USE ONLY)

In accordance with the findings stated on the reverse side of this document, the City of Hopkins hereby **approves**, **denies** the foregoing application for variance. If approved, said approval is subject to the general and special conditions following the Findings section on page 2.

Authorized Signature:

Title:

Date:



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Variance Findings			
This matter was heard at a meeting before the Zoning and Planning Commission on:.		This matter was heard at a meeting before the City Council on:	
Strict application of the provisions of the Zoning Ordinance <input type="checkbox"/> would , <input type="checkbox"/> would not cause practical difficulties to the owner of the property in question because of the finding of facts in Resolution No. _____ which were presented at the meeting held on this case.	The practical difficulties found to exist in the finding of fact <input type="checkbox"/> is , <input type="checkbox"/> is not unique to the property in question, and <input type="checkbox"/> is , <input type="checkbox"/> is not shared by properties in the immediate vicinity of this property and in the same use district.	The granting of the variance requested <input type="checkbox"/> would , <input type="checkbox"/> would not alter the essential character of the neighborhood.	For conditions of the variance, see Resolution No.:
Expiration			
Within one year after the approval of a variance or appeal if the property owner or applicant has not substantially started the construction of any building, structure, addition, or alteration requested as part of the approval, said variance shall become null and void unless an application for extension of the approval has been submitted. A letter to extend the approval of a variance shall be submitted to the zoning administrator not less than thirty (30) days before the expiration of said approval. Such letter shall state the facts for the request, showing a good faith attempt to utilize the variance, and it shall state the additional time being requested to begin the proposed construction. The City Council may grant extensions not to exceed one year.-			