

CITY OF MANDAN VARIANCE APPLICATION

1. Type of Variance (Ordinance) _____
2. Brief Description of Request _____

3. Legal Description _____

4. Property Address _____
4. Name of Owner(s) _____
Mailing Address _____
Phone(Home) _____ (Business) _____
5. Zoning District _____
6. Comments _____

I understand the regulations of the Mandan _____
Ordinance as they pertain to this request.

Signature of Applicant _____
Date

FOR OFFICE USE ONLY

Date of Variance Hearing _____
Denied _____ Approved _____ Approved Conditionally _____
Variance Conditions _____

Building Official _____
Date

Application For A Variance

A variance is a form of relief that may be sought when an application for a building permit has been denied for not being compliant with zoning regulations.

An application must be filed at least 21 days prior to the meeting of the Board of City Commissioners at which consideration is desired. There is a \$50 non-refundable filing fee which is to be paid at the time the variance application is filed.

The planning commission and the board shall not approve variances unless the evidence presented in each specific case supports the following findings:

- a. Strict compliance with the requirements of these regulations would result in extraordinary hardship to the sub divider, as distinguished from a mere inconvenience, because of the particular physical surroundings, shape or topographical conditions of the specific property involved, or because of other conditions not caused by the action of the sub divider;
- b. The granting of the variance would not have the effect of reducing the traffic capacity of any major or secondary street;
- c. The granting of the variance would be beneficial to the public safety, health or welfare, and not injurious to other property located adjacent to the proposed modification;
- d. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property; and
- e. The variance is consistent with provisions of the zoning ordinance, comprehensive plan and proper development of the area.

Revised August 2004