



APPLICATION FOR APPROVAL OF
VARIANCE TO THE ZONING REGULATIONS
IN CONVENTIONAL ZONING DISTRICTS

City of Grand Forks Inspection Department
255 North 4th Street
P.O. Box 5200 – Grand Forks, ND 58206-5200
(701) 746-2631 – (701) 787-3741 FAX

1. APPLICANT:

- a. Application is hereby made to the Zoning Board of Adjustments of the City of Grand Forks, pursuant to the provisions of Article 6 of the Land Development Code, for a Variance from the provisions of the zoning district of the property herein described.
- b. To insure the accurate and efficient processing of this application, and to avoid errors and delays, supply all the required information. Fill out all blank spaces clearly, concisely, and completely, and sign the application.
- c. If you are not the recorded owner of the property, you are considered the authorized agent of the recorded owner. If you are filing as an authorized agent, supply the information for both the recorded owner and yourself.

RECORDED OWNER

AUTHORIZED AGENT

Name: _____ (Print)

Name: _____ (Print)

Mailing Address: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Phone #: _____ Fax #: _____

2. PROPERTY:

Matter of the request for a variance located at: _____

Lot(s): _____, Block(s) _____

Addition: _____ to the City of Grand Forks, North Dakota.

REQUESTED VARIANCES:

#	Item to be Varied	Code Section	Requirement	Requested
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____

3. PRESENT CONDITIONS OF PROPERTY:

Zoning District: _____ General Land Use: _____

Use of Property and/or building: _____

4. FINAL DECISION OF PLANNING AND/OR ENGINEERING DEPARTMENT BEING APPEALED:

a. Outline concisely the proposed change(s) and why such an adjustment is necessary: _____

5. DRAWINGS:

Submit an accurate scale drawing of the lot(s) and any adjacent property affected, showing, when pertinent, easements, the slope of the lot, and all existing and proposed locations of structures, streets, property lines, uses, driveways, pedestrian walks, off-street parking and loading spaces, and landscaping areas to the Planning Director one week prior to the scheduled meeting.

6. STATEMENTS:

a. Describe the peculiar and unusual circumstances pertaining to the physical characteristics of the property that do not apply generally to other properties in the same vicinity and in the same zoning district and that prevent the property in question from yielding a reasonable return if used or improved according to the provision of the Land Development Code:

b. Describe how the plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood which may reflect the unreasonableness of the code itself:

c. Describe how the deviation sought to be authorized by the variance will not alter the essential character of the locality nor be contrary to the intent and purpose of the code:

7. SIGNATURE:

Respectfully submitted this _____ day of _____, 20_____,

Recorded Owner or _____
Authorized Agent

(For use by Inspections Department)

A. THIS APPLICATION IS FILED COMPLETE WITH THE FOLLOWING:

_____ Site Plan _____ Filing Fee (\$85.00)
_____ Authorization letter by owner for action by agent _____ Names/Addresses of property owners within 200'

FEE SCHEDULE: Variance in Zoning Regulation \$85.00

Revised January 2011