

Forest Township Application for Zoning Variance

What is a variance? A variance is an exception to the established regulations that are set forth in the Forest Township Zoning Ordinance.

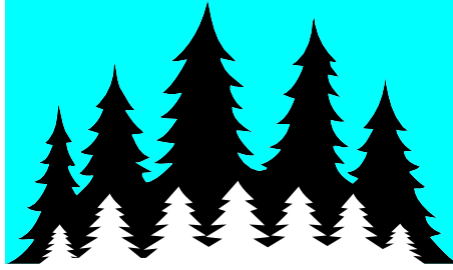
When is a variance necessary? A variance may be necessary when a landowner wishes to build or develop his/her property and the rules of the Forest Township Zoning Ordinance prohibit him/her from doing so. The property for which variance is requested must be located in Forest Township Conservation District as described in the ordinance and be subject to greater restrictions than those in the Becker County Zoning Ordinance.

Can anyone get a variance? No. The courts have said that the applicant has a “heavy burden of proof” to show that there are no options and there is a “hardship” of the property in following the rules of the Township Ordinance.

Who decides if I will get a variance? The Township Board of Adjustment makes the decision on all variance matters and the decision will be made as outlined in Section 10 of the current Forest Township Zoning Ordinance.

When will my variance request be decided? The Board of Adjustment meets on an “on call” basis and a request for meeting should be directed to the Township Board. After receiving the application for variance along with the designated fee, the Board of Adjustment will hold a Public Meeting and subsequently issue a ruling on the variance request.

What will be my fee? The Township Board will, from time to time, establish fees which can be obtained from the Township Clerk, the Township Website, or will be posted at the Township Hall.



**Forest Township
48804 Marilou Drive
Ponsford, MN 56575**

Variance Guidelines

The power of granting variances is to be sparingly exercised by the Board of Adjustment and only in rare instances. The granting of a variance must be under exceptional circumstances unique in their nature and with due regard to the main purpose of the Forest Township zoning ordinance under Section 2.

The applicant **must** demonstrate the following:

- There are “practical difficulties” (hardship) beyond those of others in complying with the zoning ordinance and those difficulties are so great as to effectively prevent the owner from making any reasonable use of the land.
- The variance if granted will not alter the essential character of the locality and must be in harmony with the general purpose and intent of the zoning ordinance.
- The circumstances are unique to the property and not carelessly or intentionally caused by the landowner or previous landowners.
- The variance, if granted, will not be contrary to management policies of the area or management district.
- The property owner would have no reasonable use of the land without the variance.
- No variance may be granted that would allow a prohibited use.

This list is a guideline for requesting a variance. Other circumstances may be considered. The Board of Adjustment has the right to attach conditions to a variance.



Forest Township
48804 Marilou Drive
Ponsford, MN 56575

VARIANCE APPLICATION

DATE OF APPLICATION: _____

PROPERTY OWNER INFORMATION (as it appears on county web site, tax statement, purchase agreement or deed)

APPLICANT'S NAME: _____

MAILING ADDRESS: _____

PROJECT ADDRESS: _____

TELEPHONE NUMBER: _____ CELL PHONE NUMBER: _____

PARCEL NUMBER: _____ SECT-TWP-RANGE: _____

LEGAL DESCRIPTION:

LAKE NAME (if relevant): _____ SIZE OF PARCEL (ACRES): _____

SIGNATURE OF APPLICANT: _____

SELECT STRUCTURE: Garage or Storage Shed / Dwelling / Deck / Other _____

DISTANCE FROM: _____ ft.- set back from County, State, Forest Management, or Township surveyed road from the public right of way; or
_____ ft.- setback from center line of a public road that has not been surveyed; and
_____ ft. - setback from Ordinary High-Water Level

HARDSHIP (basis for variance request):

VARIANCE REQUEST: ATTACH SKETCH SHOWING PRECISE LOCATION OF STRUCTURE WITH DETAILED SITE PLAN INCLUDING SEPTIC & WELL (please include pictures if relevant)

**SEND VARIANCE REQUEST AND FEE TO: Forest Township Clerk
48804 Marilou Drive
Ponsford, MN 56575**

BELOW THIS LINE FOR OFFICE USE ONLY

Application reviewed by Board of Adjustment on (date): _____

Members Attending: _____

Application: ACCEPTED / DENIED Date of Acceptance or Denial: _____