Variance Application – Applicant's Letter of Intent

The *burden of proof* of "unnecessary hardship rests upon the applicant and, without such proof, a Variance must be denied. Also, the hardship must be created by the ordinance, not by the applicant. The Monona County Board of Adjustment should keep in mind what the Iowa courts have said unnecessary hardships is shown by establishing all of the following elements while considering each application for a Variance from the Monona County Zoning Ordinance.

- The land in question cannot yield a reasonable return if used only for a purpose allowed in that zone; and
- The plight of the landowner is due to unique circumstances and not to general conditions in the neighborhood; and
- The use to be authorized by the variance will not alter the essential character of the locality.

For the Monona County Board of Adjustment to grant a Variance, the applicant is responsible for responding to all of the Standards outlined below in the form of a written narrative. This written narrative shall be submitted with the applicant's Variance application.

STANDARDS

- 1. Explain the *purpose or intent* of the Variance request. Who is seeking the Variance and why?
- 2. Explain how any special conditions and circumstances which are peculiar to the land, structure or building(s) involved on the applicant's property are *not applicable* to other lands, structures or building in the same Zoning District.
- 3. Explain how the literal interpretation of the provisions of the Monona County Zoning Ordinance would *deprive* the applicant the rights commonly enjoyed by other properties within the same Zoning District under the terms of the Zoning Ordinance.
- 4. Explain how the special conditions and circumstances peculiar to the land, structure or building(s) involved on the property do not result from the *actions of the applicant*.
- 5. Explain how the granting of the Variance will not confer or bestow onto the applicant any *special privileges* that would otherwise be denied by the Zoning Ordinance to other lands, structures, or buildings in the same Zoning District.
- 6. Explain, how if granted, this request for a Variance will be in harmony with the general purpose and intent of the Monona County Zoning Ordinance and *not interfere* substantially with the Monona County Comprehensive Plan.
- 7. Explain, how if granted, this request for a Variance will not impair an adequate supply of light and air to adjacent properties, increase the hazard from fire, diminish the value of land and buildings, increase congestion and traffic hazards, and otherwise impair the public health, safety, and general welfare of Monona County.
- 8. Explain, how if granted, this request for a Variance is the *absolute minimum* Variance that will make possible the *reasonable use* of the land, building or structure.
- 9. Explain why the property in question cannot yield a reasonable return if used only for a purpose allowed in the zone where the property is located.

Monona County Application for Variance Application

Petitioner Information: (Property Owner)			Application No	
Last Name	First Name	Phone		Email
Mailing Address		City	State	Zip Code
911 Address		City	State	Zip Code
General Property Loca Quarter Section _		Parcel ID)	
Letter of Intent/Narrativ is responsible for respor form of a written narrati application. (See revers	nding to all of the Standa ive. This written narrative	ards outlined on the reve we shall be submitted wi	erse side o	
Agriculture – crop pr Agriculture – pasture/		, , , ,		
Current Zoning Distric	ct:	Lot Area:		
Proposed Variance:				
Hardship:				
3. Square footage of a4. All roads, private la5. Variance Requeste	Survey drawn to scale show cale. ions and other dimension liall proposed structures. anes abutting the property ad.	ines as necessary. and existing or proposed a		s of record within 500-feet
of the property under co			•	
Required Fee: \$200.00 construction.) - Additional Zoning Co	onstruction permit appli	cation fee	es may also be required for
The undersigned Petition	ner certifies under oath t	that the foregoing inform	mation is	true and correct.
Owner		Date Ag	gent	Date
	For	Office Use Only		
Application No: Date Application Received	Compl l: Fee Re	lete Application: Yeseceipt No:	No_	
Received by:				
Board of Adjustment Decis	sion: Approve	Deny Date		
Chairman: Public Hearing D	Pate:			