



VARIANCE SUMMARY APPLICATION CHECKLIST

Community Development Department
3400 Plymouth Boulevard
Plymouth, MN 55447
(763)509-5450
FAX (763) 509-5407

APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED
(For a complete list of required materials refer to Section 21030 of the Plymouth Zoning Ordinance)

_____	<p>DIGITAL VERSION AND ONE PAPER SET (maximum size – 24" x 36") of the following: ACCURATE CERTIFIED SURVEY showing the proposed addition, drawn to scale, including all dimensions and square footages. SITE PLAN, showing any applicable changes in landscaping, signage, lighting and grading.</p>
_____	<p>DIGITAL VERSION OF A DESCRIPTION of the proposed use and how it conforms with the following variance standards as set forth in Section 21030 of the Plymouth Zoning Ordinance:</p> <ol style="list-style-type: none"> 1. The variance, and its resulting construction or project, would be in harmony with the general purposes and intent of this Chapter, and would be consistent with the comprehensive plan. 2. The variance applicant has satisfactorily established that there are practical difficulties in complying with this Chapter. "Practical difficulties" means that: <ol style="list-style-type: none"> a. the applicant proposes to use the property in a reasonable manner not permitted by this Chapter; b. the plight of the landowner is due to circumstances unique to the property that were not created by the landowner; and c. the variance, if granted, would not alter the essential character of the locality. 3. The variance request is not based exclusively upon economic considerations. 4. The variance, and its resulting construction or project, would not be detrimental to the public welfare, nor would it be injurious to other land or improvements in the neighborhood. 5. The variance, and its resulting construction or project, would not impair an adequate supply of light and air to adjacent properties, nor would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood. 6. The variance requested is the minimum action required to address or alleviate the practical difficulties.
_____	<p>COMPLETED APPLICATION FORM, signed by the property fee owner(s).</p>

_____	APPLICATION FEE (check or cash) payable to the City of Plymouth. --\$200 for 1- and 2-Family Lots. --\$300 for All Other Lots, plus for non-residential uses within 500 lineal feet of any residential property, an additional \$165 fee for a development sign on one street frontage and \$50 per sign for each additional street frontage. <i>The fee for staff-prepared mailing labels is included in the application fee.</i>
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Additional information may be requested concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant as necessary to establish performance conditions in relation to all pertinent sections of the zoning ordinance.