

Variance Request Application

City of Ray

<p>This application is used to apply for a zoning variance. It is the developer's burden to prove that because of topographic conditions or other unique circumstances related to the property, the strict application of the zoning ordinance would result in an undue hardship.</p>	<p>Office Use Only Date: _____ Accepted by: _____ Fee: \$ _____ Cash/Check #: _____ Supporting docs rec'd date: _____</p>
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1. Owner(s) of Record:

Name: _____

Mailing Address: _____

City/State/Zip: _____ Phone: _____

2. Person(s) authorized to represent the owner(s), their role (e.g. developer, engineer) and to whom a copy of all correspondence is to be sent:

Name: _____

Mailing Address: _____

City/State/Zip: _____ Phone: _____

3. Property Description (Refer to Property Records)

Street Address: _____ Sec. No. _____ Township _____ Range _____

Subdivision Name: _____ Tract No. _____ Lot No. _____ Block No. _____

Lot Size: _____ Acres/Square Feet (circle) Zoning District: _____

4. Proposed Land Use: _____

5. Current Land Use: _____

6. What Standard Are You Requesting a Variance From? _____

7. Attachments

- Site plan (one or more sheets) including the following: scale, site boundaries, setbacks, all easements, structures, utilities, road specifications, parking, surface waters, landscaping, fences, signage, and any other information that is pertinent to and will aid in evaluating a variance request.

- A narrative describing the proposed land use and unique property conditions that make the variance necessary. The narrative should address the following criteria:
 - i. How due to the particular physical surroundings, lot characteristics, or topographical conditions of the property, strict compliance would impose an unnecessary hardship on the developer;
 - ii. How the purpose of the variance is not based solely on a desire for economic or other gain;
 - iii. How the alleged difficulty or hardship is caused by the zoning and/or development requirements and has not been created by any person presently having an interest in the property;
 - iv. How the variance will not be detrimental to the public welfare or injurious to other properties in the area; and
 - v. How the variance will not be contrary to the intent and purpose of the City of Ray Zoning Ordinance and Subdivision Regulations.

- A current map and list of all landowners within 150 feet of the property.

I hereby certify under penalty of perjury and the laws of the State of North Dakota that the information submitted herein, on all other forms, documents, plans or any other information submitted as a part of this application to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for representatives of the City of Ray to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature

Date