

City of Minden

P.O. Box 239, 325 N. Colorado
Minden, Nebraska 68959

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



Request for Variance (or appeal from building inspectors refusal to approve building permit)

Full name of the owner(s): _____

Street Address of Property:

Legal Description of Property:

To the Board of Adjustments or City Planning and Zoning Commission:

1. Attached is a plot accurately showing the lot or building site above described and the location of the structure proposed including all dimensions of the lot and the distance from the lot lines for the proposed location of the structure.

2. Has the building inspector been requested to approve the proposed building and its location? YES NO

3. List your reasons for requesting the variance: _____

4. If the building inspector has disapproved the building or refused to issue a building permit, state the reasons for his disapproval or refusal: _____

5. If the proposed structure does not meet the requirements of the zoning ordinance, how in what respects it fails to do so:

a. In which zoning district is the property located?

- | | |
|--------------------------|---------------------------|
| _____ Agricultural | _____ Residential 1 |
| _____ Residential 2 | _____ Residential 3 |
| _____ Central Commerical | _____ Outlying Commercial |
| _____ Industrial | |

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b. Does the structure meet the requirements of the zoning ordinance for the following:

YES	NO		Ord Requires	Proposed Structure
___	___	Height	_____	_____
___	___	# of Stories	_____	_____
<u>Lot Requirements</u>				
___	___	Area (sq. feet)	_____	_____
___	___	Frontage (ft)	_____	_____
___	___	Front Yard Depth	_____	_____
___	___	Rear Yard Depth	_____	_____
___	___	Total Side Yard	_____	_____
___	___	1 Side Yard Depth	_____	_____

6. Present land use of property _____

7. Does your application meet the use requirements of the zoning ordinance?

___ YES ___ NO

8. Do you understand that the Board or Commission cannot approve a variance unless you can answer yes to the following requirements? Please circle your answers.

- a. YES NO The strict application of the Ordinance would produce undue hardship?
- b. YES NO Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
- c. YES NO the authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; and
- d. YES NO The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguish from variations for purpose of convenience, profit, or caprice; and

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- e. YES NO The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this article.

Revised Code of the City of Minden Section 94-32

9. In what respect do you claim to qualify for a variance under the above requirements?

- a. (8a) _____

- b. (8b) _____

- c. (8c) _____

- d. (8d) _____

- e. (8e) _____

10. The Board must give notice of its hearing on this matter by publication in a newspaper one time, ten days before the hearing. A written notice of said hearing shall be sent to all owners of the property within two hundred (200) feet of any boundary of the property in questions.

11. This application must be accompanied by the non-refundable fee of \$125.00 to help cover the cost of advertising and mailing of notices.

12. Attach a survey plat by a licensed surveyor showing the building site, lot lines, location of the proposed structure and its distance from each lot line.

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I/We have read the foregoing application and understand the same and have correctly furnished all the information requested, and respectfully ask the Board or Commission to hold a public hearing on this application, to grant a variance from the requirements of the Zoning Ordinance, and that the building inspector be directed to issue to us the required building permit.

Applicant's Signature _____ Date _____

Applicant's Signature _____ Date _____

Applicant's Signature _____ Date _____