

# Athens

**TOWNSHIP • MINNESOTA**

Athens Township c/o NAC  
4150 Olson Memorial Hwy, Suite 320  
Golden Valley, MN 55422  
Phone: (763) 957 – 1100

## Variance Application

Fee: \$500 + \$46.50 for recording

Applicant Information:

**Owner:**  
**Applicant, if different**  
**from owner:**

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**Applicant's Address:**

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**City/State/Zip:**

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**Phone Number:**

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**Email:**

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**Signature and Date:**

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Site Information:

**Address:**

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**Legal Description:**

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**Parcel ID:**

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**Please List or Attach Names and Addresses of Properties within ¼ mile**

Describe in Detail the Reason for the Variance Request:

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General Information:

	Yes	No
<b>Sewer and Water:</b> Does the site have an adequate water supply and on-site sewage treatment?		
<b>Appearance:</b> Will the structure and site have an appearance that will not have an adverse effect upon adjacent residential properties?		
<b>Compatibility with Surrounding Uses:</b> Will the use be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to the development of land?		
<b>Traffic:</b> Is there any possibility that the use may cause a traffic hazard or congestion?		

Additional Questions:

“Practical difficulties” is a legal standard set forth in law that cities must apply when considering applications for variances. It is a three-factor test and applies to all requests for variances. To constitute practical difficulties, all three factors of the test must be satisfied.

In order for a variance to be granted, three factors must be met:

1. The use must be reasonable
2. The problem must be due to circumstances unique to the property and not caused by the landowner
3. The variance must not alter the essential character of the locality

**Is the use reasonable? Please describe.**

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**Is the problem unique to your property and uncaused by the landowner? Please describe.**

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**Will the variance alter the character of the locality? Please describe.**

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**Is your application due to economic considerations alone?**

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Site Plan:

Site plan shall show all existing structures, proposed structures, sewer systems, wells, and driveways. Include all distances from lot lines, roads, shoreline (if in the shoreland area) and the distance between buildings.

Application Checklist:

Received by: \_\_\_\_\_

Received on: \_\_\_\_\_

	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Fee Paid?			
Received names of owners and addresses of properties within ¼ mile of subject property?			
Site Plan Includes:			
Lot Lines			
North Arrow			
Well and Septic Location			
Driveway			
Shoreland Areas			
Roads			
Existing Structures:			
Dimensions			
Locations			
Distance from Lot Lines to Existing Structures			
Proposed Structures:			
Dimensions			
Locations			
Distance from Lot Lines to Proposed Structures			
Application Signed and Dated?			
Permit Application Fully Completed?			

Additional Comments from Staff:

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