



# Variance Application

Department of Planning, Zoning, and Solid Waste  
1610 Hwy 23 N • Sandstone, MN • 55072  
(320) 216-4220 • (800) 450-7463 Ext 4220 • Fax (320) 216-4244

Variance - **\$600** Cash, Credit Card, Check Payable to 'Pine County Zoning'

### APPLICANT

*Name		*Phone	
*Mailing Address		*City	*State *ZIP
Email Address			

### PROPERTY INFORMATION PID is found on your Property Tax Statement

*Primary PID			-																		Associated PID			-																	
--------------	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----------------	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E.g. 01-1234-123. Primary PID: Parcel where Structure/SSTS are located. Associated PID: Additional and/or adjacent property that you own or that is related to the project.

Yes  No \*Is there a site address for this property.

If yes, please list address

Acreage	Existing Land Use	Current Zoning
---------	-------------------	----------------

### VARIANCE REQUEST

Description of variance request: \_\_\_\_\_  
\_\_\_\_\_

Yes  No Is the proposed use allowed in the Land Use District in which the subject property is located?

Yes  No Is the variance in harmony with the comprehensive plan and intent of the Ordinance?

Yes  No If granted, will the variance alter the essential character of the locality?

Yes  No Does a practical difficulty exist that prevents the applicant from complying with the ordinance?  
*A practical difficulty is established when the applicant proposes to use the property in a reasonable manner not permitted by the ordinance and when the variance request is due to circumstances unique to the property not created by the landowner. Economic considerations alone do not constitute practical difficulties.*

Description of practical difficulty: \_\_\_\_\_  
\_\_\_\_\_

### REQUIRED ATTACHMENTS

- Proof of Ownership (Deed or Title Insurance policy)
- Beneficiary disclosure statement for property held in trust.
- Plot plan with details regarding the requested variance, including location of all existing and proposed structures, well and septic, easements of record, and distances from property lines, rights-of-way, and ordinary high water level (if applicable).

### AGREEMENT

The undersigned acknowledges the above information and hereby permits Pine County Officials to enter upon the subject property during normal business hours for the purpose of such tests and inspections as may be appropriate for County Officials to process this application.

*Applicant Name	*Applicant Signature	*Date
-----------------	----------------------	-------

### FOR OFFICE USE ONLY-

Date Received	Fee	Payment Method	Receipt #
	\$		
	Notes:		



# Variance Shoreland Attachment

Department of Planning, Zoning, and Solid Waste  
1610 Hwy 23 N • Sandstone, MN • 55072  
(320) 216-4220 • (800) 450-7463 Ext 4220 • Fax (320) 216-4244

Variance applications for structure setbacks, impervious surface, or other standards of this ordinance may volunteer variance mitigation consistent with the practices set forth in the Pine County Shoreland Ordinance Section 3.6

The following example variance mitigation activities may be volunteered:

1. Maintain, restore and maintain, or plant and maintain a 10' wide natural vegetated buffer zone, parallel and adjacent to the OHWL (may be done for multiple increments). An access strip may be included to maintain access to the lake.
2. Maintain, restore and maintain, or plant and maintain a 10' wide natural vegetated buffer along the top of a bluff or steep slope.
3. Removal of structures or patios that do not meet the standard structure setbacks, including water-oriented structures.
4. Maintain impervious surfaces (excluding bedrock) to at most half of the applicable ordinance maximum (12.5% impervious or less).
5. Reduction of 5% impervious surfaces excluding bedrock (may be done for multiple increments).
6. Re-vegetate bluff or steep slopes with natural vegetation.
7. Provide screening of structures from the lake (may be done for multiple increments).
8. Diversion of all water runoff from impervious surfaces (excluding bedrock) away from the water body into retention ponds, subsurface drains, wetlands, etc., with no outlet to the lake or tributary.
9. Stabilize Eroding shoreline with natural vegetation. Any grading must follow natural contours of shoreline.
10. Installation of 150 square foot natural vegetation infiltration area, within 150' of the OHWL (may be done for multiple increments).

Applicants may attach a variance mitigation plan consistent with the above-described activities. Ideas can be found [here](#).