

Monroe County, Iowa Zoning Application

DATE: _____

REVIEW COMMITTEE: Commission: _____ BOA: _____

APPLICATION FEE: _____

VARIANCE APPLICATION

Minor Variance (reduction of required setback by 50% or less) Variance (reduction of setbacks by more than 50%)

Any other change varying from UDC regulations) _____

APPLICANT NAME: _____
 APPLICANT MAILING ADDRESS: _____

 PROJECT 911 ADDRESS: _____
 PHONE: _____
 EMAIL: _____

OWNER NAME: _____
 OWNER MAILING ADDRESS: _____

 PROJECT 911 ADDRESS: _____
 PHONE: _____
 EMAIL: _____

PROJECT LOCATION LEGAL DESCRIPTION:

PROJECT LOCATION: Qtr: _____ Section: _____ Township: _____ Range: _____

PARCEL # _____ CURRENTLY ZONED AS: _____ PARCEL SIZE: _____

REQUIRED SETBACKS FRONT WIDTH: _____ REAR WIDTH: _____ SIDE: _____ SIDE: _____

REQUESTD SETBACKS FRONT WIDTH: _____ REAR WIDTH: _____ SIDE: _____ SIDE: _____

PROJECT DESCRIPTION & WHY VARIANCE IS REQUESTED:

PLEASE EXPLAIN WHY THIS VARIANCE APPLICATION CAUSES YOU A HARDSHIP. (A hardship results when the code requirement, as applied to your property, deprives you of any reasonable economic use of the property.)

PLEASE EXPLAIN HOW GRANTING THIS REQUEST WILL NOT INCREASE HAZARDS FROM FIRE AND/OR OTHER DAMAGE AS WELL AS DEVELOP ANY TRAFFIC HAZARDS ON PUBLIC ROADS.

Please complete the application & submit to the Zoning Director at the on the 1st floor of the Monroe County Courthouse. All applications will be reviewed by the Zoning Administrator and presented to the Zoning Commission Board, Zoning Board of Adjustments and/or County Board of Supervisors for official approval.

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PLEASE EXPLAIN WHY HOW GRANTING THIS VARIANCE WILL NOT BE CONTRARY TO PUBLIC INTEREST, WILL NOT ADVERSELY AFFECT PROPERTY VALUES, WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES (including lighting), & WILL BE IN HARMONY WITH THE INTENT OF THIS CODE.

PROPERTY SKETCH (create below or attach map)

Below please provide a sketch of the tract or lot with dimensions proposed for the project. Also, provide proposed buildings as well as existing buildings, indicating the sizes, and showing distance from all boundary lines. Include lot size, feet from all property lines and indicate streets, roads, etc. which adjoin the lot/property. Also please indicate the front of the property. Any variance request must be identified.

It is hereby, affirmed and agreed upon that the set-back measurements are based on the property owners' representation of the property lines. Monroe County will not be held responsible or liable for any misrepresentation regarding the stated property lines.

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REQUIRED DOCUMENTATION:

1. Legal description of the property.
2. A scaled map of the property, correlating with the legal description, and clearly showing the property's location. Also, included on this map, show all buildings, sizes of the buildings and the distances from the property lines of each building.
3. The name, address, and phone number of the applicant and property owner(s).
4. A description of the present use of the property and existing zoning.
5. The area of the property time in square feet and/or acres.
6. The proposed time schedule for development.
7. Contact information if a Surveyor/Engineer/Architect has been hired.
8. The source/method for providing utility/infrastructure services to the property.
9. A list of any state, federal, or other public agencies/approvals or permits required for the proposed development.
10. The effect the proposed development may have on surrounding properties.
11. Will the use and development require the erection of outside lighting? If so, will the lighting be directed to the ground or would it extend beyond the boundaries of the parcel?
12. Additional exhibits may be required by the Zoning Director such as a site plan showing elevations of property, location and size of all existing and proposed structures, roadways, easements, and parking areas, and the location of present and proposed points of access of the property.
13. The signature(s) of the applicant(s) and owner(s) certifying the accuracy of the submitted information.
14. A list of property owners located within 500 feet of the legal perimeter boundaries of the subject property in all areas except R-1. In R- area owners of property located within feet of the legal perimeter's boundaries.
15. Any other information that you feel is pertinent to or would be helpful to the Board of Adjustment concerning your request.

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Monroe County, Iowa, assuring that the information provided herein is true and correct.

If the variance applies to a structure, it shall be clearly staked out or flagged according to the submitted site plan/sketch. A representative from Monroe County Board of Adjustment/Planning Commission or Zoning Director may conduct a site inspection to review the application and site plan. This development is subject to and shall be required, as a conditional of final approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval. I hereby give my consent for the Monroe County Zoning Director/Planning Commission/Board of Adjustment to conduct a site visit and photograph the subject property.

I understand that the Board of Adjustment will judge this application on the items provided above and assure those have been met. If the Board determines that any standard has not been met or this application does not adhere to the intent of the UDC, this application may be denied.

Applicant's Signature: _____

Date: _____

Zoning Director's Signature: _____

Date: _____

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