

Name _____

Address _____

Parcel No. _____

VARIANCES

Please use the space below to describe the hardship, which requires a Variance. The Zoning Ordinance defines hardship as follows:

Narrowness, shallowness or shape of a specific parcel of property, or by reason of exceptional topography or water conditions, the strict application of the terms of this Ordinance would result in exceptional difficulties when utilizing the parcel or lot in a manner customary and legally permissible within the district where said parcel is located.

Under the provisions of the Detroit Lakes City Ordinance, and Minnesota Statutes 462.357, "Undue hardship" is established by three criteria:

1. Reasonableness. The property owner would like to use their property in a reasonable manner that is prohibited by the ordinance.
2. Unique circumstances. The hardship has not been created by the landowner, and is attributable to circumstances unique to the property.
3. Essential character of the locality. The change must not alter the essential character of the locality.

All three requirements must be met to establish undue hardship.
