



Variance Checklist

The following information is **required** before the application will be accepted and considered complete:

For more information on required application materials, refer to Chapter 2, section 2-3 of the Zoning Ordinance on-line at www.scottcountymn.gov.

Select "Community", "Planning & Zoning" then "Checklists & Fact Sheets"

Applicant Check-In

Staff Check-In

- | | | |
|--------------------------|---|--------------------------|
| <input type="checkbox"/> | Complete land use permit application, signed and dated by applicant and landowner | <input type="checkbox"/> |
| <input type="checkbox"/> | Application and recording fee: \$671 and Escrow: \$1,000 | <input type="checkbox"/> |
| <input type="checkbox"/> | Township meeting scheduled (<i>Township recommendation required prior to PC meeting - contact the respective Town Clerk for Town Board meeting schedule</i>) | <input type="checkbox"/> |
| <input type="checkbox"/> | Complete legal description and parcel address for all subject parcels | <input type="checkbox"/> |
| <input type="checkbox"/> | Three (3) folded paper copies of any full size application materials and related plans | <input type="checkbox"/> |
| <input type="checkbox"/> | One (1) copy of all application materials in digital format
<i>(reports in PDF or DOC; Engineering plans and survey in PDF or GIS Shapefile with County coordinates)</i> | <input type="checkbox"/> |
| <input type="checkbox"/> | One (1) reproducible 8.5"x11" copy of application materials and related plans | <input type="checkbox"/> |
| <input type="checkbox"/> | Written explanation of proposal and how it complies with criteria for granting variance
<i>(as defined in the Zoning Ord., section 2-3-1, see page 3)</i> | <input type="checkbox"/> |
| <input type="checkbox"/> | Certificate of survey or detailed site plan (<i>see Zoning Ord., section 2-10-3</i>) | <input type="checkbox"/> |
| <input type="checkbox"/> | Grading, drainage, and erosion control plan (<i>see Zoning Ord., Chapter 6</i>) | <input type="checkbox"/> |
| <input type="checkbox"/> | Screening/landscaping plan (<i>see Zoning Ord., section 4-4</i>) | <input type="checkbox"/> |
| <input type="checkbox"/> | Architectural elevations and floor plans of proposed buildings | <input type="checkbox"/> |
| <input type="checkbox"/> | Lighting plan and photometric plan (<i>if applicable - See Zoning Ord., section 4-5</i>) | <input type="checkbox"/> |
| <input type="checkbox"/> | Nuisance mitigation plan (<i>related to noise, odors, glare, dust or similar nuisance issues</i>) | <input type="checkbox"/> |
| <input type="checkbox"/> | Other application materials as required by staff: _____ | <input type="checkbox"/> |

I hereby certify that the application and related materials contain all the required information and the supporting data are true and correct to the best of my knowledge. **Applicant Initial Here:** _____

Project Review Information -- Office Use Only --						
PROJECT NAME:	Building Official	Environmental Health	Highway Dept.	Natural Resources	MN DNR	MN DOT
	SWCD	Surveyor's Office	Watershed District	Parks	City:	County:
Planning Staff Contact:	Phone #:	Application #:	15-Day Deadline:	Review Deadline:	PID:	

PAC/BOA Submittal Deadlines:

The following is a list of deadlines for a complete application to be accepted by the Planning Department for scheduling a hearing at a Planning Advisory Commission/Board of Adjustment meeting (hearings are the 2nd Monday each month, unless otherwise noted below). Submittal by the indicated deadline does not guarantee the application will be accepted for the desired PAC/BOA meeting.

2021

PAC/BOA MEETING DATE	FINAL SUBMITTAL DATE
January 11, 2021	December 2, 2020
February 8, 2021	December 28, 2020
March 8, 2021	January 25, 2021
April 12, 2021	March 1, 2021
May 10, 2021	March 29, 2021
June 14, 2021	May 3, 2021
July 12, 2021	June 1, 2021
August 9, 2021	June 28, 2021
September 13, 2021	August 2, 2021
October 11, 2021	August 30, 2021
November 8, 2021	September 27, 2021
December 13, 2021	November 1, 2021
January 10, 2022	November 29, 2021

Meeting Location:

The Planning Advisory Commission/Board of Adjustment meet in the County Board Room located on the 2nd floor of the Scott County Government Center (200 4th Ave West, Shakopee), unless otherwise noted on the public hearing notice or the county website.

MAILING ADDRESS:

Scott County Planning & Resource Management
200 Fourth Avenue West Rm 114, Shakopee, MN 55379
Phone: (952) 496-8653 Fax: (952) 496-8496
www.scottcountymn.gov

2-3-1 Criteria for Granting Variances

A variance from the provisions of the Zoning Ordinance may be issued to provide relief to the landowner in those zones where the Ordinance imposes practical difficulties to the property owner in the reasonable use of this land. No use variances may be issued.

A Variance may be granted only if the following practical difficulties exist:

1. Granting of the variance will not be in conflict with the Comprehensive Plan.
2. Exceptional, unique, or extraordinary circumstances apply to the property which do not generally apply to other properties in the same zoning district or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since the enactment of this Ordinance have had no control.
3. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
4. That the special conditions or circumstances do not result from the actions of the applicant.
5. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures or buildings in the same district.
6. The variance requested is the minimum variance which would alleviate the practical difficulty.
7. The variance would not be materially detrimental or will not essentially alter the character of the property in the same zoning district.
8. Economic considerations alone do not constitute practical difficulties.