



**APPLICATION FOR A VARIANCE  
CITY OF RICE**

205 Main Street East, Rice, MN 56367 \* 320-393-2280 \* [www.cityofrice.com](http://www.cityofrice.com)

Application Fee: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_ File No. \_\_\_\_\_

Name: _____	Phone: _____
Mailing Address: _____	
Property Address: _____	
Parcel No. _____	Current Zoning of Parcel: _____
Legal Description of land affected by the application (copy of Recorded Deed, Certificate of Survey required upon receipt of this form): _____	

(We)(I) the undersigned owner(s) of the property described above, do hereby appeal to the Rice Planning Commission and Rice City Council to grant a variance from the present Zoning Code for the City of Rice, and, in support thereof, the following facts are presented:

The applicant requests a variance from Section(s) \_\_\_\_\_ of Rice Ordinance(s) \_\_\_\_\_

Proposed Non-Conformance(s): \_\_\_\_\_  
\_\_\_\_\_

1. What special conditions/circumstances exist which are particular to the subject site or building involved which do not apply to the land, structures, or buildings in the same zoning classification. Attach additional pages if needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Do special conditions and circumstances result from your own actions? Explain. If the answer is "yes" – you may not qualify for a variance.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. "Undue Hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use under conditions allowed by the official controls. Please explain why this request qualifies as an "undue hardship." Economic considerations alone shall not constitute an undue hardship under the terms of this code as referenced in state statutes. Be sure to explain why this request is not solely based on economic hardship. Attach additional pages if needed.

---

---

---

---

---

4. State reasons the variance, if granted, will not later the essential character of the locality: \_\_\_\_\_

---

---

---

5. State your reasons for believing that the action(s) you propose to take is/are in keeping with the spirit and intent of the zoning code. \_\_\_\_\_

---

---

---

---

6. Will the granting of the variance result in conditions which impairs an adequate supply of light and air to adjacent properties, diminishes the established property values in the surrounding area, or impairs the public health safety or welfare of the citizens of the City? \_\_\_\_\_

---

7. Could the goal be accomplished with a smaller variance? \_\_\_\_\_ Yes \_\_\_\_\_ No

If No, explain: \_\_\_\_\_

---

8. Attach to this application any other material submission as required by the City (e.g. Maps, site plan, property owners within 350', etc.)

*The applicant hereby acknowledges the Board of Appeals and Adjustments (i.e. City Council) may not permit as a variance any use that is not permitted under the ordinance for property in the zone where the affected person's land is located. The Board may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The Board may impose conditions in the granting of variances to insure compliance and protect adjacent properties.*

*By signing this application I/WE hereby certify that the information submitted herein is true and a correct representation of the facts. Signature on this application authorizes the City of Rice staff to enter upon the property to perform needed inspections. Entry may be without prior notice.*

*I/We agree that all fees and expenses incurred by the City of Rice for the processing of this application, including costs for professional services, or any special meetings convened at our request for review and consideration of this application, are the responsibility of the applicant and the property owner to be paid immediately upon receipt. I (We) understand that no final action shall be taken by the Rice City Council subsequent upon payment of above-referenced fees.*

Applicant Signature(s): \_\_\_\_\_

Property Owner Signature(s): \_\_\_\_\_

**FOR OFFICE USE ONLY: ROUTE TO ZONING ADMINISTRATOR**

Date Submitted: \_\_\_\_\_ Date Complete: \_\_\_\_\_ Zoning Administrator Review Date: \_\_\_\_\_

Date Property Owners within 350 feet notified: \_\_\_\_\_

**Rice Planning Commission**

Date Application Reviewed: \_\_\_\_\_ Planning Commission Recommended: \_\_\_\_\_ Approval \_\_\_\_\_ Denial

Date Applicant/Property Owner notified of Planning Commission Recommendation: \_\_\_\_\_

**Rice City Council**

Date of Action: \_\_\_\_\_ City Council Action: \_\_\_\_\_ Approval \_\_\_\_\_ Denial

Date Applicant/Property Owner notified of City Council Action

Date Filed with Benton County Recorder's Office: \_\_\_\_\_

