



**Greater Bemidji Area
Joint Planning Board**

Application for Variance

Please complete this application carefully and completely. PLEASE PRINT. Failure to fill in all of the required information may result in a delay of processing your application.

A fee of \$ _____ made payable to the **City of Bemidji** must accompany this application. Additional escrow or verification fees may apply for approved projects.

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An escrow account is established as indicated above to cover technical and legal expenses incurred by the Joint Planning Board (JPB) as part of the plan review. The applicant is responsible for all costs incurred by the JPB during plan review. If the escrow amount drops below 10% of the original deposit amount the JPB may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the JPB that the project is complete or expired, the JPB will return the remaining escrow deposit to the applicant.

OFFICE USE ONLY	
Complete Application Rec'd	_____
Payment Rec'd	_____
Field Checked	_____
Zoning District	_____
Date Permitted	_____
Permit Number	_____
Comments	_____

APPLICANT DATA

NAME OF APPLICANT:	_____	EMAIL:	_____
MAILING ADDRESS:	_____		
SITE ADDRESS:	_____	PARCEL:	_____
PHONE NUMBER: WORK	_____	HOME	_____
CONTRACTOR NAME:	_____	PHONE:	_____
Does your property contain low areas, wetlands, or areas with standing water? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, do you intend to drain, fill or otherwise alter this area for any reason?			
Explain _____			

OFFICE USE ONLY

Property Dimensions: Width _____ft	Depth _____ft	Total area _____sq ft/acres
Is there one acre of contiguous land on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Have there been any Variances/Use Permits granted on this property? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/> Attach copies		
Is property within 1000 feet of a public water? <input type="checkbox"/> Yes <input type="checkbox"/> No		Is property in an airport zone? <input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Septic Data:</u> Year Installed: _____ Last Compliance Inspection: _____		
<input type="checkbox"/> Pass Compliance <input type="checkbox"/> Fail Compliance <input type="checkbox"/> Notarized Stipulation <input type="checkbox"/> Other _____		
<u>Municipal Services:</u> Water <input type="checkbox"/> Yes <input type="checkbox"/> No Sewer: <input type="checkbox"/> Yes <input type="checkbox"/> No If no, is hook up possible? <input type="checkbox"/> Yes <input type="checkbox"/> No		

EXPLANATION OF REQUEST FOR VARIANCE

What specific standard(s) are you requesting variance from (lot size, setbacks, etc.)? **Display on site plan.**

What standard(s) or measurement(s) are you requesting (be specific)? **Display on site plan.**

Describe the existing use of your property:

Will the use of your property change with the variance? Yes No

Will the granting of a variance impact the character of the surrounding properties? Yes No Unknown

Explain

Are there unavoidable physical or topographical features (wetlands, buildings, roads, etc.) on your property that severely limit your construction site options? Yes No Explain

Does the design or floor plan of your building severely limit your construction options? Yes No

Are there construction options or alternatives that may eliminate the need for a variance? Yes No

Explain

Explain the practical difficulty that exists with your request:

Assuming that a practical difficulty is demonstrated, and a variance justified, what measures are you willing to take to mitigate the impact of development on your property (remove other buildings, vegetative screens, etc.)?

(Use additional sheets if necessary)

STRUCTURAL/CONSTRUCTION DATA (if applicable)

Proposed Structure/Use:	New Single Family Residence _____	Building Alteration _____
	Garage (Attached) _____	Detached Garage _____
	Accessory Building/Multi Family Dwelling _____	
	Commercial Building _____	Other (Explain) _____
Structure Dimension(s):	Width _____ ft. Length _____ ft. Height (to roof peak) _____ ft. Total S.F. _____	
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Total number of bedrooms after construction:	_____	
Will there be any commercial use of this property after construction?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Estimated Cost of construction:	\$ _____	
Submit a complete sketch of your property drawn to scale with this application showing all buildings, proposed and existing, setbacks, wells, septic and accesses.		

ALL APPLICANTS MUST SIGN BELOW

<p>I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the Greater Bemidji Area Zoning and Subdivision Regulations. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid. I also authorize Greater Bemidji Area Joint Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.</p>	
Applicant: _____	Applicant _____
Date: _____	

OFFICE USE ONLY	
Reviewed by _____	Date _____ Complete Application <input type="checkbox"/> Yes <input type="checkbox"/> No

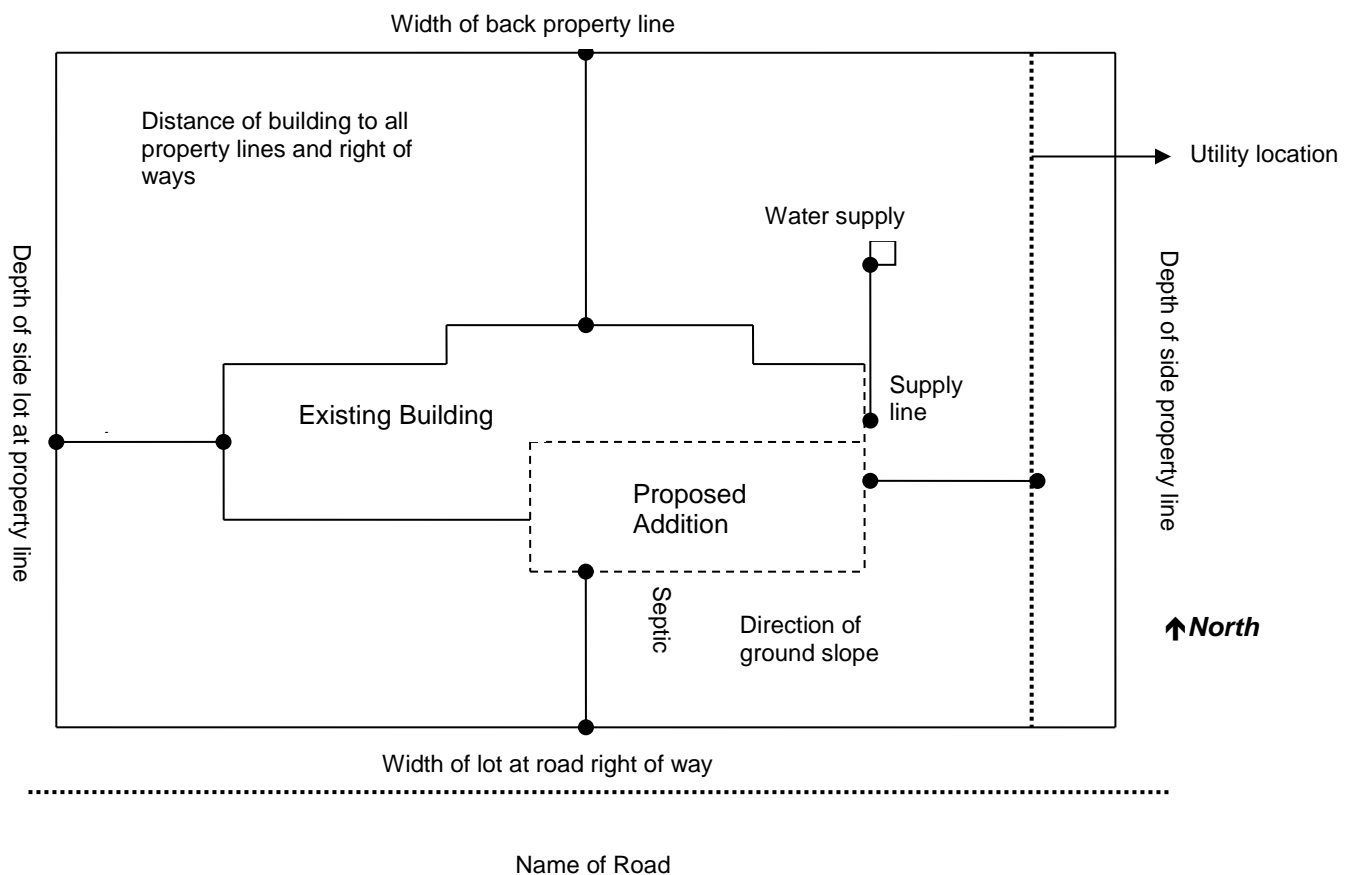
COMPLETED FORMS CAN BE SUBMITTED AT CITY HALL, 317 4TH STREET NW, LOWER LEVEL

Sample Site Plan (See also **Checklist** on next page)

Indicate: Existing buildings with dimensions (solid line).
Proposed buildings with dimensions (dashed line).
Lot size and property lines.
Distance from road right of way and property lines to: Existing and proposed buildings
and existing and proposed septic and water supply.

Also indicate: Distance between buildings.
Distance from septic to closest building intended for human occupancy.
Distance from septic to well.
Direction of ground slope in relation to well and septic.
Underground and overhead utilities including water supply line.
An arrow indicating north.
Location of soil treatment and water supply systems on adjoining lots if within 150 ft. of
existing or proposed system.

GIS Tools: The City of Bemidji online mapping system provides property data and measuring
tools. Visit <http://arcgis.co.beltrami.mn.us/Bemidji/link/jsfe/index.aspx>





Greater Bemidji Area Joint Planning Board

City of Bemidji Northern Township

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

VARIANCE APPLICATION CHECKLIST

1. **Complete application including:**
 - a. Proof of ownership/standing (Deed or Purchase Agreement with contingent sale)
 - b. Complete legal description from title/deed
 - c. Application fee with escrow or other fees

2. **Complete site plan including:**
 - a. Provide 15-11x17 color copies of site plan documents
 - b. Provide 1- .pdf electronic version of site plan documents
 - c. Lot & site improvements drawn to scale (site data tabulated)
 - d. Adjacent streets labeled and drawn on site plan
 - e. All easements identified
 - f. Existing structure(s) & proposed building improvements drawn to scale with all exterior dimensions
 - g. Impervious surface calculations in sq. ft.
 - h. Set backs identified & shown
 - i. Building height stated or shown on building plan elevations
 - j. Driveway/access shown
 - k. Parking, circulation, & other hard surface improvements
 - l. Green space & landscaped areas calculated in sq. ft.
 - m. Dumpster enclosure area shown (if applicable)
 - n. Completed Tree Preservation Plan (if applicable)
 - o. Existing & proposed septic systems & wells (set backs shown)
 - p. Signage plan (drawings to scale & all existing & new signs shown)

3. **Certificate of survey drawing and/or property survey**
(If improvements are located within three (3') feet, or less of minimum required set backs. Property line must be staked on lot next to planned building improvements and at all existing deficient set backs.)

4. **Septic system compliance report (if applicable)**

5. **All required engineering information (if required)**
[All parcels beginning in 80. may be subject to City of Bemidji stormwater regulations.]

6. **Other documentation identified by staff at time of application.**