



Shoreland and Floodplain Variance Guidance Series

Formula for Variance Findings

This is part of a series of documents to help local governments make good variance decisions. The complete series may be found at http://www.dnr.state.mn.us/waters/watermamt_section/shoreland/variances.html.

#1: Is the request *in harmony with the general purposes and intent of the ordinance*?

The Shoreland Ordinance states _____
(state ordinance requirement), the purpose of which is to _____

_____ (explain what the ordinance requirement is intended to prevent or protect; check SONAR if not sure).

The proposed variance is for: _____
_____ (explain proposal and potential effects).

This variance **is/is not** in harmony with the purpose and intent of the Shoreland Ordinance **because:** _____

_____ (explain how the proposal is in harmony with or undermines the purpose of the ordinance).

#2: Would granting the variance be *consistent with the comprehensive plan*?

The Comprehensive Plan contains the following policies and goals regarding this request: _____

_____ (list applicable policies, goals, and maps, including citations).

Granting the variance **is/is not** consistent with the comprehensive plan **because:** _____

_____ (explain how; relate details of the request to specific policies, goals, and maps).

#3: Are there *unique circumstances to the property not created by the landowner*?

There **are/are no** circumstances unique to the property that would prevent compliance with the Shoreland Ordinance **because:** _____

(describe any physical characteristics of the land that are unique to this property that prevent compliance with the ordinance requirement, and whether the applicant has demonstrated that no other feasible alternative exists that would comply with the ordinance; explain what makes this property different from other shoreland properties to justify why this applicant should be able to deviate from the ordinance when others must comply - if there are unique circumstances, describe whether they were created by some action of property owner).

