



City Of Oronoco

Guide for Applying for a Variance

Q: How long is a variance good for?

A: The Planning and Zoning Committee will set the length of time for the variance.

Q: Can I appeal if my variance is denied?

A: P&Z will list findings of fact and state the reasons for denial. You may request a hearing from the Oronoco City Council. They may or may not overturn the Planning and Zoning Committee recommendation.

Q: What is the cost of the variance?

A: Please check the current fee schedule for pricing. The fees are non-refundable.

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Our full Code Book is posted on our website and we have a copy to look at in City Hall.

This is a general guide to help understand the variance process

Q: What is a Variance?

A: A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not a result of the actions of the applicant, a literal enforcement of the ordinance would result in practical difficulties.

Q: What constitutes practical difficulties?

A: Practical Difficulties: If all 3 statutory factors are met, then the city may grant the variance. 1. reasonable manner 2. Unique to the property 3. It will not alter the essential character. Plus findings on: Harmony with purposes and intent of the ordinance and consistency with the comp plan.

Q: How do I receive a variance?

A: To receive a variance:

- Submit an application, support information, and payment of fee.

- Staff will review and follow up with applicant, if needed.
- A Public Hearing will be set. P&Z will hold the hearing and listen to the applicant and residents with questions or concerns.
- A recommendation from P&Z will be presented with their findings of fact, acceptance or denial of the variance to the City Council for final approval/denial.

Q: What are findings of fact based on?

A: As discussed earlier, practical difficulties, not relating to economic factor, but to site conditions. Other factors considered are:

- That the conditions upon which the request is based are unique to the land parcel and not applicable to properties with the same zoning district.



- That the alleged difficulties were not self imposed.
- That variance approval will not have a negative impact on property values or neighbors.
- That the variance will not impact parking or traffic substantially or increase the danger of fire, or be a detriment to the public.

Q: What if the building or property has a historic value?

A: If a property is of historic value a variance may be granted if strict adherence to City Ordinances would have a negative impact on its historic values.

Q: As a property owner what is required of me, to get my variance approved?

A: To supply as much information as needed to staff and P&Z to support your request.

Q: Will there be conditions attached to my variance?

A: P&Z may require conditions or safeguards as long as they conform to City Ordinances. Violation of those conditions shall be deemed a