

City of Oronoco – Council Decision Checklist

Variations

Purpose: To ensure variations are granted only when legal standards are met.

Threshold Questions (All must be YES)

- The request is for a dimensional standard (not a use)

- The request is not a use variance

Practical Difficulty Findings

- The variance is in harmony with the general purposes and intent of this title.

- The variance is consistent with the Comprehensive Plan.

- The applicant for the variance establishes that there are practical difficulties in complying with this title. "Practical difficulties," as uses in code means that all of the following must apply: 1-The property owner proposes to use the land in a reasonable manner for a use permitted in the zone where the land is located, but the proposal is not permitted by other official controls; 2-The plight of the landowner is due to circumstances unique to the property that are not created by the landowner; and 3-The variance, if granted, will not alter the essential character of the neighborhood

- Economic considerations alone do not constitute practical difficulties.

Not Valid Reasons for a Variance

- Personal preference or convenience

- Cost savings

- Desire for a larger structure

- Neighbor support alone

- Prior approvals elsewhere

Decision:

- Approve ■ Approve with Conditions ■ Deny (state legal findings)