



CITY OF MONROE

ENVIRONMENTAL VARIANCE APPLICATION

ENVIRONMENTAL VARIANCE TYPE: FLOODPLAIN (42-214) STREAM BUFFER (42-274)

ENVIRONMENTAL VARIANCE REQUEST LOCATION & DESCRIPTION

Address: _____

Parcel #: _____ Council Districts: (1 – 6) _____ & (7 or 8) _____

Zoning: _____ Parcel Acreage/Square Feet: _____

State the Requested Variance Type and Purpose of Request: _____

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Applicant (if not the owner): _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

VARIANCE INFORMATION

Describe the characteristics of the property relating to its size, shape, or topography other physical condition preventing land development in compliance with the Environmental Regulations of the Code of Ordinances: _____

Describe any unusual circumstances that strict adherence to the minimal buffer requirements in the Environmental Regulations result in an extreme hardship on the property: _____

Describe the proposed use affected by the existing site conditions and explain how development of that use is impacted by the Environmental Regulations: _____

VARIANCE INFORMATION CONT.

Floodplain Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result (Code Of Ordinances 42-214(e)).

Stream Buffer Variances shall not be considered when actions of any property owner of a give property have created conditions of a hardship on that property (Code of Ordinances 42-274(b)(2)).

REQUIRED SUBMITTAL ITEM CHECKLIST

- Completed Application
- Fee (see Fee Schedule)
- Deed
- Proof of all property taxes paid in full
- Survey Plat/Site Map; showing location of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey, drawn to scale
- Documentation of unusual hardship should the buffer be maintained (Stream Buffer)
An Alternate Plan, does not include buffer or setback intrusion or an explanation why such plan is not possible (Stream Buffer)
- Detailed Site Plan; showing location of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, inside and outside the buffer and setback, and the exact area of the buffer affected shall be accurately and clearly indicated (Stream Buffer)
- Calculation of the total area and length of the proposed intrusion (Stream Buffer)
- Stormwater management site plan (if applicable)
Proposed mitigation, if any, for the intrusion or an explanation why none is proposed (Stream Buffer)
- Other information as required by the Code Enforcement Officer

APPLICANT SIGNATURE & AFFADAVIT

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE CODE OF ORDINANCES AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT ABOVE

OWNER'S SIGNATURE: _____ DATE: _____

NOTARY PUBLIC: _____ SWORN TO AND SUBSCRIBED BEFORE THIS
_____ DAY OF _____, 20_____

NOTARY SIGNATURE: _____ DATE: _____

SEAL:

IT IS THE RESPONSIBILITY OF THE APPLICANT AND NOT THE STAFF TO ENSURE THAT A COMPLETE APPLICATION WITH ALL REQUIRED MATERIALS ARE SUBMITTED. APPLICATIONS AND SUBMITTALS FOUND TO BE INCOMPLETE AND INCORRECT WILL BE REJECTED.