



Zoning Division

Special Exception Application

<p>Owner Information:</p> <p>Owner _____</p> <p>Address _____</p> <p>Phone _____</p> <p>Email _____</p>	<p>Applicant Information:</p> <p>Applicant _____</p> <p>Address _____</p> <p>Phone _____</p> <p>Email _____</p>
<p>Surveying Co: _____ E-Mail _____</p> <p>Engineer: _____ Phone _____</p>	
<p>Property Information:</p> <p>Property Address or Address Range (block)</p> <p>Brief legal(s) (Sec./Twp./Range)</p> <p>GPN(s)</p> <p>Rural Land Use Map Designation</p> <p>Current Zoning _____ Total Acres _____</p>	
<p>Submittal Requirements: Application, Fee, Minor Site Plan Drawing</p>	
<p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Linn County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the office of Linn County Planning and Development to conduct a site visit and photograph the subject property.</p> <p>This development is subject to and shall be required, as a condition of final development approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval.</p> <p>Owner _____ Applicant _____</p> <p>Date _____ Date _____</p>	
<p>Case # _____</p> <p>Receipt# _____</p>	<p>Date Received</p>

The standards for approval your application will be judged on are:

- 1) Strict compliance with the restrictions governing setback, frontage, height, or other bulk provisions of this chapter would result in a practical difficulty upon the owner of such property and only where such exception does not exceed 50 percent of the particular limitation or number in question.
- 2) The exception relates entirely to a permitted use (principal, conditional, or accessory) classified by applicable district regulations, or to a permitted sign or off-street parking or loading areas accessory to such a permitted use.
- 3) The practical difficulty is due to circumstances unique to the property and that prohibits the use of the subject property in a manner reasonably similar to that of other property in the same district. Such circumstances include:
 - a. Topographical conditions;
 - b. Surroundings;
 - c. Size and shape of the property;
 - d. Location of public utilities or improvements on or adjacent to the subject property;
 - e. Other extraordinary or exceptional situation(s).
- 4) A grant of the special exception applied for, or a lesser relaxation of the restrictions than applied for, is reasonably necessary due to practical difficulties related to the land in question and would do substantial justice to an applicant as well as to other property owners in the locality.
- 5) Such practical difficulties cannot be overcome by any feasible alternative means other than an exception.
- 6) Relief can be granted in a manner that will not alter the essential character of the locality.

The proposed structure shall be clearly staked out or flagged according to the submitted minor site plan. A representative of Linn County Planning and Development will conduct a site inspection to review the application and minor site plan.

For Office use only:

Applicable UDC Provisions: Article_____ Section_____ Subsection(s)_____