

# **VARIANCE AGREEMENT INFORMATION**

## **Roland Township Zoning Board**

Bottineau County, North Dakota

### **ADJACENT PROPERTY OWNERS:**

When an adjacent property owner requests your signature on a Variance Agreement for a Permit, it means they are requesting a dimensional change from ordinance requirements. The Variance will then be considered by the Zoning Board to approve or reject it. Reasons for the board to consider approving a Variance include Topographical consideration, Exceptional site consideration, or Consistency with adjacent property, and generally only if the adjacent owners have signed it. Variances may allow less than 7-1/2' setback to side property line or less than 50' to normal high water shoreline. The Variance stays with the property, so a future owner is also bound by the requirements.

**SIDE LOT VARIANCE:** Allowing your neighbor to have a Variance may infringe on future building plans on your lot. Setback allowances must consider distance between adjacent structures, which cannot be less than 15' measured eave to eave, per fire district requirements. If your neighbor builds closer than 7-1/2' to your shared side lot line, your allowed setback would need to be increased in order to maintain the required 15' distance between structures. For example, giving permission for a neighbor to build 5-1/2' from the property line would mean your minimum setback allowance becomes 9-1/2' to allow 15' between structures.

**SHORELINE VARIANCE:** Considerations with a Shoreline Variance generally relate to whether the proposed structure or deck will infringe on sight distance of adjacent property owners.