

CITY OF SILVER BAY
LAND USE APPLICATION

PLEASE READ BEFORE COMPLETING. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. Applications must be completed, returned to City Hall, AND APPROVED before any construction can begin. Please see instructions attached to this form.

PRINT OR TYPE

Property Address and Legal Description: _____

Lot # _____ Block # _____ Division _____

Lake County Parcel ID # _____

Property zoning designation: _____

Applicant Name: _____

Owner's Name (if different) _____

Mailing Address _____

Phone (home/mobile) _____ (business) _____

Type of Request (Mark all that apply):

_____ New Construction _____ Alterations/Remodel

_____ Sign Permit _____ Other

Detailed Description of Request (Attached separate sheet if necessary): _____

Setbacks: Front _____ Rear _____ Side _____

Have property markers been located? _____ Yes _____ No

If not, provide date when the property markers will be located at owner's expense: _____

Estimated Value of Improvements: _____

By signing this application I do hereby certify that all the information is complete and accurate. I further certify that there are no delinquent property taxes, special assessments, penalties, interest and municipal utility fees due on the parcel to which the application relates on the above stated property.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

Is proof of ownership attached (I.E. the recorded deed)? _____ Yes _____ No

Land Use Fee : _____

Applicant is also responsible for Lake County Recording fees.

Please note, if any part of the application does not fall within the city codes, a variance may be applied for. This is a separate application and an additional fee.

OFFICE USE ONLY

Date Filed: _____

Administration Review: _____

Property Currently Zoned: _____

Exempt from Building Permit: Yes No

Zoning Administrator: Approved Denied Additional Application Required

Reason denied: _____

SIGNATURE

Date

Zoning Commission: Approved Denied

SIGNATURE

Date

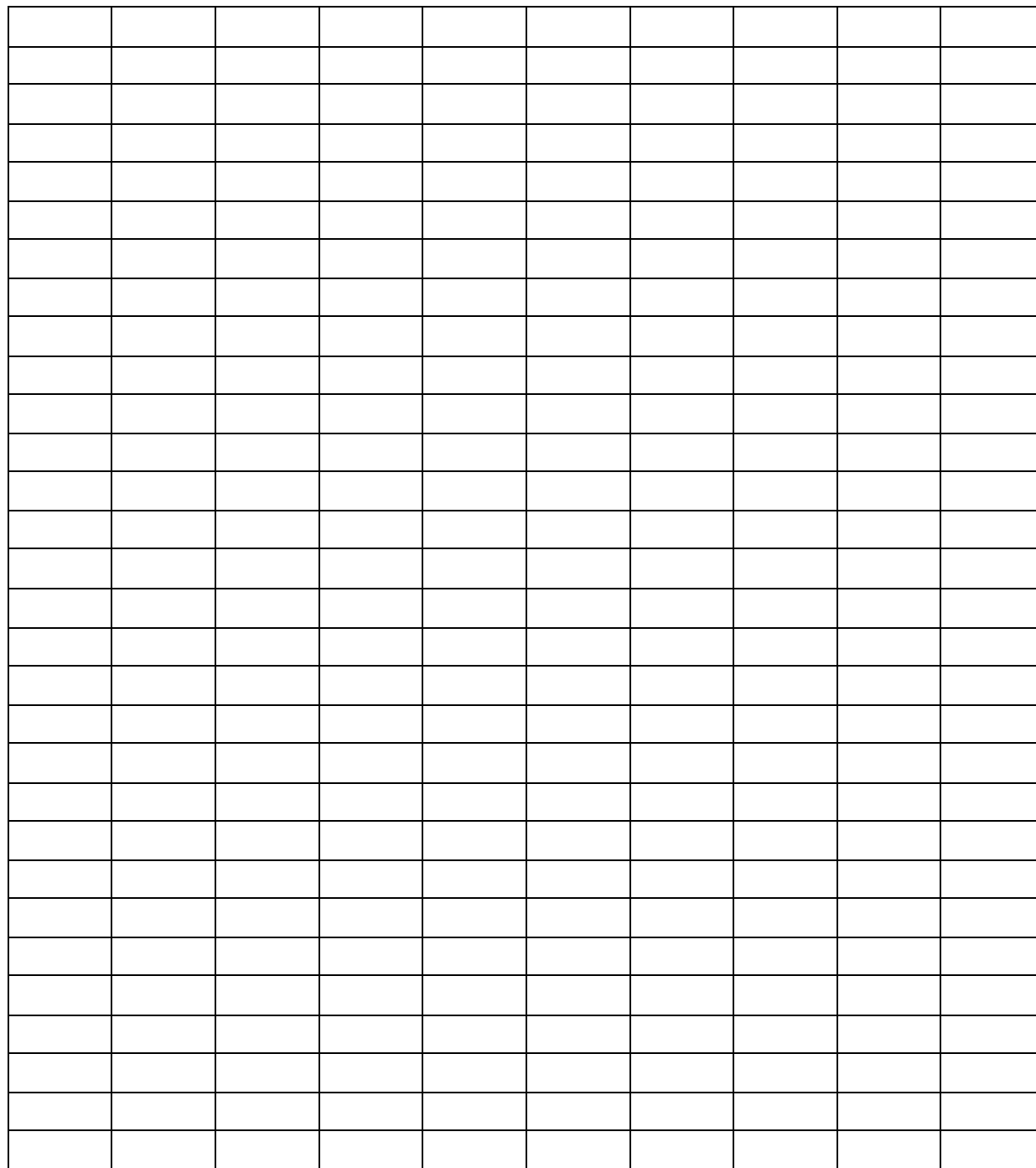
City Council: Approved Denied

SIGNATURE

Date

Land Use Start Date: _____

End Date: _____



The undersigned hereby certified that he/she is the owner of Lot _____ Block _____ and hereby agrees to locate the proposed _____ as shown by diagram above, and further certifies that the proposal will be in compliance with zoning ordinance set back requirements.

Applicant: _____

Address: _____

LAND USE APPLICATION CHECKLIST

This form is completed by the City of Silver Bay and is only used as a guideline.

Name of Applicant: _____

Property Location: _____

Permit Number: _____

Please note: If you are planning to change or add to the structure of your property, you will also need to complete a building permit.

Date Completed

- _____ City received fully completed Special/Conditional Use Permit Application
- _____ \$50 Application Fee paid
- _____ Property markers are located by property owner
- _____ Copy of property ownership received with application (I.E. recorded deed)
- _____ Does property have delinquent utilities due? ____ Yes (\$____) ____ No
- _____ Does property have delinquent taxes due? ____ Yes (\$____) ____ No
- _____ Lake County Parcel ID _____
- _____ Zoning Administrator notified and copied
- _____ Planning & Zoning: ____ Approved ____ Denied
- _____ Is a public hearing required for this application? ____ Yes ____ No
 If a public hearing is not required, a permit will be issued upon approval.
 If a public hearing is required, check reason for below.

_____ Variance _____ Conditional Use _____ Rezoning

Applicant must fill out the appropriate application. Additional fees apply.

_____ Date permit issued

PERMITS – GENERAL OVERVIEW

This overview is provided to help ease the questions in the permit process, but is not all encompassing. Each project is different, therefor the Planning & Zoning Commission and/or City Council will determine if there is additional information required. Should you have any questions regarding permits, please contact City Hall at 218-226-4408.

PERMITS REQUIRED FOR ITEMS SUCH AS:

New construction, Alterations/Remodeling Sheds, Fences, Decks, Garages, Maintenance/Repair/Replacement Additions, Repaving of Driveway Approach, Demolition or moving of any building, Signing, Home Occupation, Rezoning

PERMITS MAY NOT BE REQUIRED FOR ITEMS SUCH AS*:

Residing (unless you alter the sheathing), Repaving (unless you repave approach), Window replacement (unless you change size or add windows), Shingling (unless you change physical aspects of the roof), Repairs, Maintenance or minor alterations that do not change the physical dimensions or shape of any building or structure on land, Garage sales (limit 2 per year), telemarketing, business conducted by phone

*Please contact City Hall with questions.

TYPES OF PERMITS THAT NEED TO BE COMPLETE AND REQUIRE FEES:

LAND USE	The purpose of a land use permit it to insure setback requirements, impervious surface requirements, variances, special conditions, signage, and zoning changes are adhered to. Application fee is \$50 and is non-refundable.
BUILDING	The purpose of the building permit is to insure changes to properties follow appropriate building codes and regulations. Building permit fees are determined upon the valuation of the structure changes. This permit most often is in addition to the Land Use Permit. Application fee is based on valuation and determined by the City.

CONDITIONS PLACED UPON LAND USE PERMITS THAT REQUIRE PUBLIC NOTIFICATIONS AND HEARINGS. THEY REQUIRE ADDITIONAL FEES AND APPLICATIONS:

HOME OCCUPATION	For anyone wishing to operate a home-based business for compensation, which houses inventory, and/or generates additional traffic within the neighborhood. There are some occupations that do not require a permit such as Home Retail Parties (Tupperware, Pampered Chef, Jewelry, etc.), Daycares, telemarketing, computer based businesses that do not have public coming to the home, or businesses that are conducted via phone/e-mail. All Home Occupation permits require a public hearing and must be renewed every three (3) years. A pre-application for home occupation permits is required before completing the full Home Use Application. Application fee is \$100. Renewal fee is \$30 / 3 years.
CONDITIONAL USE	These permits generally are designed for a specific use of the property as it relates to the zoning district in which the property is located. They may be allowed with specific restrictions set by the City. Additional charges apply. They require a public notification and hearing according to Minnesota Statutes. Application fee is \$250 plus Lake County Filing Fees.
VARIANCE	These permits generally are designed for a modification or variation from the provisions of the zoning district in which a property is located. They are typically granted when there are reasons of exceptional circumstances unique to the property which would cause a hardship. Additional charges apply. They require a public notification and hearing according to Minnesota Statutes. The variance is also filed with Lake County. Application fee is \$250 plus Lake County Filing Fees.
ZONING CHANGES	Anyone requesting a property zone change must complete the Land Use Application. No "spot zoning" is allowed. Additional charges apply. They require a public notification and hearing according to Minnesota Statutes. The zoning changes are also filed with Lake County. Application fee is \$250 plus Lake County Filing Fees.

PLATTING/SUBDIVISION These are separate from the permit process.

Permits that require a public hearing must be submitted sixty (60) days prior to the start of the project. All other permit applications should be submitted to the City of Silver Bay at least two (2) weeks prior to the start of the project.