

Variance Supplement Questionnaire

Complete this portion of the application if your request is for a variance.

To be considered a complete variance application, the following questions shall be included at the time of submission.

Please answer the following questions as they relate to your specific variance request.

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Yes () No () Why or why not?
Yes - though due to design restrictions, the front/side-yard offsets in the ordinance are unable to be accommodated, Northern has made every effort to meet zoning requirements.

2. In your opinion, is the variance consistent with the comprehensive plan? Yes () No () Why or why not?
Yes - Essential Services are a critical part of any comprehensive plan. Ensuring our facilities are running as safely and efficiently as possible provides reassurance that delivery of Natural Gas to existing and future customers in the area can be maintained and accommodated.

3. In your opinion, does the proposal put property to use in a reasonable manner? Yes () No () Why or why not?
Yes - there is already an existing Northern Natural Gas station at this location; which is an essential service utility to the community. The proposed structure will help to ensure the safe and efficient transmission of natural gas.

4. In your opinion, are there circumstances unique to the property? Yes () No () Why or why not?
Yes - the alignment of the existing pipeline running through the site; which dictates where the proposed 24'x'32' structure can be located, does not allow for a design to be drafted that meets front and side yard setbacks.

5. In your opinion, will the variance maintain the essential character of the locality? Yes () No () Why or why not?
Yes - there is already an existing Northern Natural Gas station at this location.

The Planning Commission and Board must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.