

# HOUSING BOARD OF APPEALS

## VARIANCE APPLICATION

City of Imlay City  
150 North Main Street  
Imlay City, MI 48444  
(810) 724-2135 Fax (810) 724-1861

<b>SUBMITTAL DATE</b>	<b>HOUSING BOARD OF APPEALS MEETING DATES</b>
<b>December 7, 2021</b>	<b>January 5, 2022 (Wednesday)</b>
<b>January 6, 2022</b>	<b>February 7, 2022</b>
<b>February 8, 2022</b>	<b>March 7, 2022</b>
<b>March 8, 2022</b>	<b>April 4, 2022</b>
<b>April 5, 2022</b>	<b>May 2, 2022</b>
<b>May 3, 2022</b>	<b>June 6, 2022</b>
<b>June 7, 2022</b>	<b>July 6, 2022 (Wednesday)</b>
<b>July 7, 2022</b>	<b>August 1, 2022</b>
<b>August 2, 2022</b>	<b>September 7, 2022 (Wednesday)</b>
<b>September 8, 2022</b>	<b>October 3, 2022</b>
<b>October 4, 2022</b>	<b>November 7, 2022</b>
<b>November 8, 2022</b>	<b>December 5, 2022</b>
<b>December 6, 2022</b>	<b>January 4, 2023 (Wednesday)</b>

**The Housing Board of Appeals meets on the 1st Monday of each month on an as needed basis. The meetings will begin at 6:00 P.M. unless otherwise noted and are held at Imlay City, 150 North Main Street.**

**Applications with payment of \$50.00 will be accepted for Housing Board of Appeals review until 4:00 P.M. on the submittal deadline date. Incomplete applications will be refused.**

**CITY OF IMLAY CITY**  
**HOUSING BOARD OF APPEALS**  
**VARIANCE APPLICATION**

**THIS APPLICATION SHALL BE  
FILED BY THE LEGAL  
OWNER OF THE PROPERTY**

To be completed by petitioner and returned to the City Office

1. **Petitioner Name** \_\_\_\_\_

2. **Location of Rental Property**

Address \_\_\_\_\_

Property Tax ID Number \_\_\_\_\_

Cross Streets \_\_\_\_\_

\_\_\_\_\_

3. **Property Owner** \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

4. **Property Information**

Zoning District \_\_\_\_\_ Frontage \_\_\_\_\_ Width \_\_\_\_\_

5. **Appeals Request** (must separately complete each section of the rental ordinance that the variance applies to)

**Reason for the Variance Request:**

1) **Section of Rental Ordinance** \_\_\_\_\_

**Ordinance requires** \_\_\_\_\_

**Request made** \_\_\_\_\_

2) **Section of Rental Ordinance** \_\_\_\_\_

**Ordinance requires** \_\_\_\_\_

**Request made** \_\_\_\_\_

3) Section of Rental Ordinance \_\_\_\_\_  
Ordinance requires \_\_\_\_\_  
Request made \_\_\_\_\_  
Ordinance requires \_\_\_\_\_

4) Section of Rental Ordinance \_\_\_\_\_  
Ordinance requires \_\_\_\_\_  
Request made \_\_\_\_\_  
Ordinance requires \_\_\_\_\_

5) Section of Rental Ordinance \_\_\_\_\_  
Ordinance requires \_\_\_\_\_  
Request made \_\_\_\_\_  
Ordinance requires \_\_\_\_\_

6. Conditions for an Area Variance

- Describe the special conditions and circumstances that exist which are peculiar to land, structure, or building involved.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Describe the special conditions and circumstances that exist which are not generally applicable to the lands, structures, or buildings in the same district.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- How would the literal interpretation of the provisions of the Ordinance deprive the applicant of the rights commonly enjoyed by the other properties in the same district, under the terms of the ordinance?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Will the variance be injurious to the neighborhood or otherwise detrimental to the general welfare?

---

---

---

- Is the variance the minimum variance that will make possible the reasonable use of the land, building, or structure?

---

---

---

- Are the spirit, purpose, and intent of the Ordinance being observed, and the public safety secured?

---

---

---

**7. Conditions for a Use Variance**

- Describe how the property cannot be reasonably used for any purpose permitted in the area without the variance. There must be financial proof of inability to realize any return.

---

---

---

- Describe the unique circumstance peculiar to the property that exists which are not generally applicable in the area or to the other properties in the same district.

---

---

---

- Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant or of the applicants' predecessors?

---

---

---

