

ZONING BOARD OF APPEALS APPLICATION

VARIANCE APPLICATION

THIS APPLICATION SHALL BE

FILED BY THE LEGAL

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

ZONING BOARD OF APPEALS MEETING DATES	SUBMITTAL DATE
January 25, 2018	December 18, 2017
February 22, 2018	January 26, 2018
March 22, 2018	February 23, 2018
April 26, 2018	March 23, 2018
May 24, 2018	April 27, 2018
June 28, 2018	May 25, 2018
July 26, 2018	June 29, 2018
August 23, 2018	July 27, 2018
September 27, 2018	August 24, 2018
October 25, 2018	September 28, 2018
November 21, 2018 (Wednesday)	October 26, 2018
December 27, 2018	November 21, 2018
January 24, 2019	December 28, 2018

The Zoning Board of Appeals meets on the 4th Thursday of each month on an as needed basis. The meetings will begin at 7:30 P.M. unless otherwise noted and are held at Imlay City, 150 North Main Street.

Applications will be accepted for Zoning Board of Appeals review until 4:00 P.M. on the submittal deadline date. Incomplete applications will be refused.

CITY OF IMLAY CITY

**ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

To be completed by petitioner and returned to the City Office

1. **Petitioner Name** _____

2. **Location of Property**

Address _____

Property Tax ID Number _____

Cross Streets _____

3. **Identification**

Petitioner _____

Address _____

City/State/Zip _____

Phone _____ **Fax** _____

Interest in the Property

Property Owner **Other (specify)** _____

Property Owner _____

Address _____

City/State/Zip _____

Phone _____ **Fax** _____

Length of Ownership _____

4. **Property Information**

Zoning District _____ **Current use** _____

Area (acreage) _____ **Frontage** _____ **Width** _____

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

Reason for the variance Request:

- 1) Section of Zoning Ordinance _____
Ordinance requires _____
Request made _____

- 2) Section of Zoning Ordinance _____
Ordinance requires _____
Request made _____

- 3) Section of Zoning Ordinance _____
Ordinance requires _____
Request made _____
Ordinance requires _____

- 4) Section of Zoning Ordinance _____
Ordinance requires _____
Request made _____
Ordinance requires _____

- 5) Section of Zoning Ordinance _____
Ordinance requires _____
Request made _____
Ordinance requires _____

Determination of Variance

- Zoning Administrator
- Planning Commission
- Other _____

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 this 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 zoning district 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 zoning district.

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

- Will the variance alter the essential character of the area?

The attached print is to be part of this petition and is drawn to scale. The plot plan shows the size of the lot or parcel in question, intended layout, drawing dimensions, elevations, and set backs.

I, _____ (applicant), do hereby swear that the above statements are true.

Signature of Applicant Date

Signature of Property Owner Date

I, _____ (property owner), hereby give permission for Imlay City, city officials, staff, and consultants to go on the property for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application.