

ZONING BOARD OF APPEALS
VARIANCE APPLICATION

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

SUBMITTAL DATES	ZONING BOARD OF APPEALS MEETING DATES
December 24, 2020	January 28, 2021
January 29, 2021	February 25, 2021
February 26, 2021	March 25, 2021
March 26, 2021	April 22, 2021
April 23, 2021	May 27, 2021
May 28, 2021	June 24, 2021
June 25, 2021	July 22, 2021
July 23, 2021	August 26, 2021
August 27, 2021	September 23, 2021
September 24, 2021	October 28, 2021
October 29, 2021	November 24, 2021 (Wednesday)
November 25, 2021	December 22, 2021 (Wednesday)
December 23, 2021	January 27, 2022

The Zoning Board of Appeals meets on the 4th Thursday 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 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 *THIS APPLICATION SHALL BE*

**ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

*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 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.