

ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

Gerrish Township

2997 E. Higgins Lake Drive

Roscommon, MI 48653

Telephone 989-821-9313 / Fax 989-821-8627

Appeal Number: _____ Date Scheduled: _____

Applicant(s) Name: _____

Address: _____

Telephone number: _____

Owner(s) Name: _____

Address: _____

Telephone number: _____

Property address or location of proposed variance: _____

Lot/Parcel Tax ID Number: 72-004- _____

Legal description: _____

Describe variance requested.

*See page two (2) for required information needed to complete the application. I hereby state that all the information submitted as required on page 1 and 2 of this application is factual to the best of my knowledge. Should a variance be granted, I understand that a building permit may be required before starting work.

I also hereby grant permission for members of the Gerrish Township Zoning Board of Appeals to enter the above described property for the purpose of gathering information related to this request.

Owner Signature

Date

OFFICE USE:

Application received: _____ Check or Cash: _____

Special notes to Zoning Board of Appeals: _____

IMPORTANT – PLEASE READ

Section 16.7 Variances

A. Authority: The ZBA shall have the power to authorize specific variances from specific site development standards contained in this Ordinance, such as lot area and width requirements, building height and setback requirements, yard width and depth requirements, lot depth to width ratio requirements, off-street parking and loading space requirements, and sign requirements. The ZBA shall not have the power to authorize variances from requirements of this Ordinance pertaining to permitted uses of land in a District.

B. Standards: The ZBA shall have the power to authorize variances from specific site development requirements **provided that all of the standards listed below are met** and the record of proceedings of the ZBA contains evidence supporting each conclusion.

Applicant must show all these seven (7) conditions are met:

1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to unique circumstances, such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property in relation to such conditions, that do not generally apply to other property or uses in the same district, and shall not be recurrent in nature. These difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.
2. That the practical difficulty or special condition or circumstance does not result from actions of the applicant.
3. That the variance will relate only to property described in the variance application.
4. That the variance will be in harmony with the purpose of this Ordinance and the intent of the District, including the protection of public health, safety and welfare in general and vehicular and pedestrian circulation specifically.
5. That the variance will not cause a substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District.
6. That strict compliance with the site development requirement in question would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.
7. That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty.

* * *

Materials that must accompany this application are:

1. A three hundred seventy-five dollar (\$375.00) fee. (Effective date 10-10-17)
2. A concise drawing of the property including boundary lines, streets, location of existing and proposed structures, location of well and septic systems, **with dimensions.**
3. Drawings showing floor plan, front and side views, **exact dimensions** and elevations of proposed building project.
4. Location of adjoining well and septic systems.
5. Location of any neighbor's building(s) that may have an impact on this case **with dimensions.**
6. A copy of the deed or land contract showing proof of ownership.
7. A completed building application submitted to the Building Administrator. New dwellings must be staked out on the lot for the ZBA member's inspection.
8. A septic permit is required for construction of a new dwelling. A written evaluation of septic condition is required for a new addition.
9. Any other pertinent information that the appellant feels is of importance to this case.
10. A statement addressing each criteria listed by Ordinance, (shown above, Section 16.7B) numbers 1-7, in writing, as it pertains to each ordinance section you are requesting a variance from.

Note to Applicant: This application will not be accepted if incomplete. You will be notified of your hearing date which will be approximately 4 weeks after your complete application is submitted. (State law requires all adjoining property owners within 300 feet be notified and your request is published in the newspaper at least 15 days prior to the meeting). Eff 10-10-17