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Board of Zoning Appeals

APPLICATION FOR VARIANCE FROM ZONING ORDINANCE

NOTICE TO APPLICANT: A Public Hearing Fee of \$400.00 shall accompany this application. In addition, a \$1,500.00 professional review fee deposit may be necessary to defray environmental studies, engineering fees, attorney fees or other necessary fees. Such additional sums shall be paid, upon request, to the Treasurer of Goodland Township. Please make checks payable to "Goodland Township."

Date: _____ Parcel Tax ID No. 44-009-_____

Applicant's Name: _____ Owner's Name: _____

Applicant's Address: _____

Applicant's Phone No.: _____ Owner's Phone No.: _____

Alt. Phone No.: _____ Alt. Phone No.: _____

The undersigned petitioner requests a variance from Section _____ of the Township of Goodland Zoning Ordinance. *(You must specify ALL VARIANCES REQUESTED. Any variance not specified will not be eligible for approval.)*

Description: _____

Property Address or approx. Road Location (and nearest address): _____

Legal Description: _____

Parcel Length: _____ Width: _____ Road Frontage: _____

Present Use: _____ Present Zoning: _____

Court decisions and Michigan statute have indicated that in order for the Appeals Board to grant a variance an unnecessary hardship or practical difficulty must exist. The ZBA is also obligated to conform to any specific standards which may be contained in the local Zoning Ordinance and ensure that the spirit of the Ordinance is observed, public safety secured, and substantial justice is done. To establish eligibility, please verify—in detail—the existence of the following four factors. The answers will be used to support the decision. In addition, please be aware that financial hardships are not sufficient for qualification.

1. The situation was not self-created: _____

2. The circumstances are unique to the property: _____

3. The character of the neighborhood will not be altered by granting the variance: _____

4. The land cannot be **reasonably** built upon in conformance with the Zoning Ordinance: _____

Signature of Owner(s): _____

Signature of Applicant(s) (if other than owners): _____

This application **must** be accompanied by the required fee(s) and eight (8) copies of a **scale** drawing of the entire property showing existing and proposed property lines, structures, buildings, road rights-of-way, driveways, points of ingress and egress, parking areas, dimensions, fencing, landscaping, signs, bodies of water, and other significant physical features. (Sample drawings are available upon request.) This petition will be acted upon by the Zoning Board of Appeals only after a public hearing is conducted. **FAILURE TO MEET THESE REQUIREMENTS WILL RESULT IN A REJECTION OF THE APPLICATION!!!**

****Decisions have 21 days, from the date the minutes are approved, to appeal to Circuit Court!!!****