PRESQUE ISLE TOWNSHIP
Zoning Board of Appeals
Application

To the Petitioner: A nonuse variance (also known as a dimensional variance) is a variance granted upon showing of "practical difficulty" created by a dimensional requirement in a zoning ordinance. If granted, the variance is a license to violate the zoning law. Dimensional variances typically involve setbacks, height limitations, bulk, lot area and other numerical standards in an ordinance.

The Michigan Courts have set standards to be used when considering nonuse variances. These standards require the petitioner to demonstrate a "practical difficulty" **unique to the property - not the petitioner - in order to qualify.**

Please print or type:

Applicant's Name:_____ Phone:_____

Applicant's Address: _____ e-mail:_____

_____

Property Address: _____

Parcel Number:_____ Zoning:_____

Owner's Name:_____ Phone:_____

Owner's Address:_____

_____ E-mail:_____

Ordinance Section Number(s) Relative To This Appeal:_____

Provide a Brief Description of Your Request:_____

_____

_____

_____

_____

_____

_____

_____

Standards for Granting of Variance. No variance in the provisions or requirements of this ordinance (Zoning Ordinance) shall be authorized by the Zoning Board of Appeals unless it is found from the evidence that all the following conditions exist:

1. That compliance with the Zoning Ordinance would result in practical difficulties due to exceptional, extraordinary, or unique characteristics or conditions of the land or lot of record, including but not limited to:

   a. Exceptional narrowness of the width or depth of a lot of record, or an irregular shape.
   b. Exceptional natural or topographic features located on the lot of record, such as steep slopes, water, existing significant trees, or other unique or extreme physical conditions of the land.
   c. Extraordinary location of an existing building or structure that allows no other practical or feasible location for expansion because of exceptional features of the land.
   d. Other exceptional or extraordinary dimensional conditions or characteristics of land or lot of record.

2. That the unusual circumstances do not apply to most other lots of record in the same manner or to the same extent to other lots of record in the same zoning district.

3. That the variance is necessary for the preservation and enjoyment of a substantial property right. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

4. That the granting of the variance will not be of substantial detriment to adjacent and nearby land uses and properties.

5. That the applicant shall not have created the problem for which the variance is being sought.

6. That the granting of the variance will not be contrary to the public interest and that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done for both the applicant and other property owners in the district.

Describe how this petition meets all of the above conditions (attach additional sheets as necessary):

_____

_____

_____

_____

_____

A filing fee of ($150.00 for a quarterly meeting and $800.00 for a special meeting) must be submitted along with nine (8) complete copies of: this form, related documentation, and the site plan including an electronic copy of the site plan. This petition must be submitted as least four (4) weeks before the scheduled hearing date. Incomplete applications will not be scheduled for a hearing.

You or your authorized agent must be present at the hearing to present your petition. You will be notified as to the date and time. Your neighbors within 300 feet will also be notified concerning your hearing.

Property Owners Certification

I hereby certify that I am the owner of the above-described property and have authorized the applicant to seek this variance on by behalf. I further understand that conditions and restrictions may be place upon this property by the Holland Township Zoning Board of appeals and hereby agree to, conform to and abide by any and all such conditions.

I further agree and authorize representatives from Presque Isle Township to enter my property in order to review the particulars of my request.

Property Owner's Signature:_____Date:_____