

ZONING BOARD OF APPEALS APPLICATION

Lovells Township, Crawford County, Michigan

Applicant's Name: _____

Address: _____ State: _____ Zip: _____

Phone: (H) _____ (Cell) _____

Property Address: _____

Parcel Number: _____

Existing Zoning: _____ Existing Use: _____

Proposed Use, If Different: _____

Please State the Nature of (1) the Appeal, (2) an Interpretation or (3) the Variance Desired:

Section of the Zoning Ordinance Applicable to This Request: _____

Please Provide a Detailed Site Plan Depicting Your Request.

I hereby attest that the information I have provided above is, to my knowledge, true and accurate in all respects. I hereby grant permission for members of the Lovells Township Zoning Board of Appeals access to the subject property for the purpose of gathering information related to this request.

Applicant's Signature: _____ Date: _____

I either own this property or have the owner's permission to ask for the above action on this property. I understand that this request must meet all standards contained in the Zoning Ordinance in order for a variance to be granted. These standards are provided on the reverse.

FOR OFFICE USE ONLY

Date App Received: _____ Fee Amt Received: _____ Date Received: _____

Variance. The Zoning Board of Appeals shall have the power to grant variances from the strict requirements of this Ordinance so that the spirit of the Ordinance is observed, public safety secured, and substantial justice done.

1. Dimensional Variances: A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing the following:
 - a. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.
 - b. That the need for the requested variance is not the result of action of the property owner or previous property owners (self-created).
 - c. That strict compliance with regulations governing area, setback, frontage, height, bulk, density, or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.
 - d. That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.
 - e. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.
2. Use Variances: A use variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that unnecessary hardship exists by showing all of the following:
 - a. The building, structure, or land cannot be reasonably used for any of the uses permitted by right or by special use permit in the zoning district in which it is located.
 - b. That the need for the requested variance is due to the unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship.
 - c. That the proposed use will not alter the essential character of the neighborhood.
 - d. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).