

CANNON TOWNSHIP
6878 Belding Road NE Rockford MI 49341
616-874-6966 FAX 616-874-8940
ZONING VARIANCE - DIMENSION

Application Date _____ # _____

Property Owner _____

Property Address _____

City _____ ZIP _____ Phone _____ FAX _____

Mailing Address _____

City _____ State _____ ZIP _____

Zoning District RR R-1 LR R-2 R-3 B-1 B-2 I (Please circle)

Appeal the decision of the Township Zoning Administrator who has denied Section(s)

of the Cannon Township Zoning Ordinance. Permanent Parcel Number 41 11 _____

Attach Legal Description

- 1. Does land use conform to current zoning? Yes No
- 2. Does existing structure conform to current zoning? Yes No
- 3. Current use(s) of adjoining properties _____
- 4. Who will represent applicant? _____
- 5. What is applicant's interest in property? _____
- 6. Is this distance the minimum variance needed? _____

I GRANT PERMISSION FOR ZONING BOARD MEMBERS TO MAKE AN ONSITE INSPECTION OF THE PROPERTY.

Applicant _____

*******BOARD ACTION*******

NOTICES MAILED: _____ PUBLIC HEARING: _____

DATE, FINAL ACTION AND CONDITIONS _____

ADVANCE PUBLICATION DATE _____

APPLICANT _____

ADDRESS _____

DATE _____ DIMENSION VARIANCE # _____

SECTION: _____

ZONING BOARD OF APPEALS – CHAPTER 24, SECTION B. VARIANCES: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional requirements of this chapter when the applicant demonstrates that a practical difficulty exists on the subject site by demonstrating ALL of the following conditions are met:

- a) Exceptional or extraordinary circumstances or conditions. An exceptional or extraordinary circumstance or condition exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain or wetlands; or exceptional topographic conditions) and strict compliance with the requirements of this chapter would render conformity unnecessarily burdensome. The unique or exceptional condition shall apply only to the characteristics of the subject site and not to the applicant personally. Economic hardship or profit potential are **NOT** considerations for demonstrating a unique or exceptional condition.

- b) Unique situation. The exceptional or extraordinary circumstances or conditions applying to the subject site at the time the ordinance was adopted or amended are unique to the site and are different than typical properties in the same zoning district or the vicinity.

- c) Not self-created. That the immediate practical difficulty causing the need for the variance request was not created by any affirmative action of the applicant or recent owner and would have existed regardless of ownership of the property.

- d) Substantial justice. The request, if granted, would provide substantial justice by preserving property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special rights not

enjoyed by other properties in the same district, or which might result in significant adverse effects on properties in the vicinity, such as the supply of light and air, significant increase in traffic, increased odors, and increase in the danger of fire, or other activities which may endanger the public health, safety, or welfare.

- e) Minimum variance necessary. The variance shall be the minimum necessary to grant relief created by the practical difficulty.

PLEASE attach these documents: Survey or site plan, structure elevations, construction plans (may be reduced to 8-1/2 by 11), and zoning application denial. You may also provide maps, pictures, and drawings to support the request.

PLEASE NOTE:

- 1) **YOU MUST APPLY FOR A ZONING AND BUILDING PERMIT AND SUBMIT CONSTRUCTION PLANS AND HAVE THOSE APPLICATIONS DENIED BEFORE AN APPLICATION FOR A ZONING VARIANCE SHALL BE PROCESSED.**
- 2) **BUILDING AND ZONING PERMITS WILL NOT BE ISSUED THE DAY AFTER A ZONING BOARD OF APPEALS MEETING. ADDITIONAL PERMITS MAY BE NEEDED BEFORE ANY BUILDING PERMITS ARE PROCESSED AND ISSUED.**

PROCEDURES AND POLICIES

- 1. **Meeting Attendance:** The applicant or representative of the applicant **MUST** attend all hearings related to the application.
- 2. **Application Fee:** \$450.00 to be paid at time of application. Regular meetings are held on third Tuesday of the month.
- 3. **Special Meetings:** \$500.00 to be paid at time of application. Special meetings are held at the request of the applicant.
- 4. **Refunds/Withdrawals:** Request to withdraw applications must be in writing. A refund of the application fee will be made if the written request is received a minimum of ten (10) days prior to the scheduled hearing.
- 5. **Application Submittal Deadline:** Third Tuesday of the month.

Applications **MUST** be complete. Applications will not be processed if any documentation is missing.

SITE PLAN REQUIREMENTS

**** SITE PLAN MUST SHOW ALL OF THE FOLLOWING:**

- 1) PROPERTY BOUNDARY LINES
- 2) EXISTING & PROPOSED BUILDINGS/PROPOSED ADDITIONS
- 3) BUILDING ELEVATIONS
- 4) EXISTING & PROPOSED ROADS & UTILITIES
- 5) EXISTING ZONING FOR THIS PROPERTY AND ADJACENT PROPERTIES
- 6) EXISTING NATURAL FEATURES
- 7) SETBACK LINES
- 8) VEHICLE INGRESS & EGRESS
- 9) PARKING (If applicable)
- 10) LOADING AREAS (If applicable)
- 11) LANDSCAPING
- 12) NORTH ARROW
- 13) SCALE
- 14) WHO PREPARED DRAWING AND THE DATE PREPARED

**** YOU MAY USE A COPY OF THE PROPERTY SURVEY TO SHOW THE ABOVE**

PLEASE STAKE THE PROPERTY (IF POSSIBLE) SHOWING THE AREA FOR THE BUILDING SITE.

PLEASE STAKE THE PROPERTY IDENTIFYING ALL LOT LINES (SIDES, FRONT, & REAR). IF A LAKE LOT, CLEARLY IDENTIFY THE 35'0" SETBACK FROM THE ORDINARY HIGH WATER MARK OF THE LAKE – NOT FROM THE WATER'S EDGE.

SITE PLAN

Use the space below to detail the following: property boundary lines, existing and proposed buildings, building elevations, existing and proposed roads and utilities, existing zoning, existing natural features, setback lines, vehicle egress and ingress, parking (if applicable), loading area (if applicable), landscaping, scale, who prepared drawing and the date prepared, and NORTH arrow.

SITE PLAN

NORTH

WEST

EAST

SOUTH

PREPARED BY _____ DATE _____

ZONING DISTRICT RR R-1 R-2 LR B-1 I