

Blair Township

ZONING DEPARTMENT

2121 Co. Rd. 633
Grawn, MI 49637
231.276.9263

Applications will NOT be accepted unless ALL information and fully completed application are submitted.

Submit ALL of the following:

1. Completed Application
2. Detailed cover letter of intent stating your request and all pertinent information addressed to the board
3. Detailed site plan (refer to Article 21).

Submit: 10 copies

4. All fees are non-refundable regardless of decision

-Zoning Board of Appeal-\$725.00

Submittal and Meeting Schedule

*Schedule subject to change without notice

Zoning Board of Appeals

Submission Date (On or By)	Zoning Board of Appeals Meeting
April 13, 2011	May 11, 2011
May 11, 2011	June 8, 2011
June 8, 2011	July 13, 2011
July 13, 2011	August 10, 2011
August 10, 2011	September 14, 2011
September 14, 2011	October 12, 2011
October 12, 2011	November 9, 2011
November 9, 2011	December 14, 2011

Zoning Board of Appeals Application
Blair Township, Grand Traverse County

DATE: _____

ZBA# _____

PAID: _____

HEARING DATE: _____

ZONING BOARD OF APPEALS APPLICATION

NAME OF APPELLANT

ADDRESS

CITY, STATE, ZIP CODE

PHONE NUMBER (HOME & BUSINESS)

1. ACTION REQUESTED:

I,(WE) THE UNDERSIGNED REQUEST A HEARING BEFORE THE BLAIR TOWNSHIP ZONING BOARD OF APPEALS FOR THE PURPOSE INDICATED:

___ ORDINANCE/MAP INTERPRETATION

___ VARIANCE

___ APPEAL FROM ADMINISTRATION DECISION

___ OTHER

2. PROPERTY INFORMATION:

ADDRESS OF PROPERTY

A.) LEGAL DESCRIPTION OF PROPERTY: _____

B.) NAMES OF PERSONS OR CORPORATIONS HAVING A LEGAL OR MONETARY INTEREST IN PROPERTY:

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C.) THIS PROPERTY IS ___ UNPLATTED, ___ PLATTED (DEFINED AS A SUBDIVISION). IF PLATTED - NAME OF PLAT:

D.) LIST ANY DEED RESTRICTIONS AND/OR ASSOCIATION RESTRICTIONS:

E.) **ATTACH A SITE PLAN SHOWING PROPERTY LAYOUT WITH STRUCTURES(SEE NOTE ON FRONT PAGE).**

F.) PRESENT USE OF PROPERTY IS:

___ RESIDENTIAL , ___ COMMERCIAL, ___ AGRICULTURAL, ___ INDUSTRIAL

G.) PRESENT ZONING CLASSIFICATION OF PROPERTY:

___ RESIDENTIAL , ___ COMMERCIAL, ___ AGRICULTURAL, ___ INDUSTRIAL

H.) A PREVIOUS APPEAL **HAS / HAS NOT** (CIRCLE ONE) BEEN MADE WITH RESPECT TO THIS PROPERTY.

3. REQUEST AND JUSTIFICATION OF REQUESTED VARIANCE FROM THE REQUIREMENTS OF THE ZONING ORDINANCE:

A.) INDICATED BELOW ARE THE ORDINANCE REQUIREMENTS WHICH ARE THE SUBJECT OF THE VARIANCE REQUEST:

___ SETBACK, ___ SIDEYARD, ___ HEIGHT, ___ SIGNS

___ LOT COVERAGE, ___ PLACEMENT, ___ AREA REQUIREMENTS,

___ OFFSTREET PARKING, ___ OTHER

B.) STATE EXACTLY WHAT IS INTENDED TO BE DONE ON OR WITH THE PROPERTY WHICH NECESSITATES A VARIANCE FROM THE ZONING ORDINANCE:

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C.) DESCRIBE THE CHARACTERISTICS OF THE PROPERTY/LOT WHICH REQUIRE THE GRANTING OF A VARIANCE (INCLUDE DIMENSIONAL INFORMATION).

____TOO NARROW, ____ELEVATION, ____SOIL, ____TOO SMALL,
____SLOPE, ____TOO SHALLOW, ____SHAPE,
____OTHER (SPECIFY)_____

4. ARE THE CONDITIONS ON THE PROPERTY THE RESULT OF MAN-MADE CHANGES IE: RELOCATION OF ROAD OR HIGHWAY.

____YES ____NO ____DON'T KNOW

IF YES –
DESCRIBE:_____

5. IS THE VARIANCE APPLIED FOR DUE TO UNIQUE CIRCUMSTANCES PRESENT ON YOUR PROPERTY OR TO GENERAL CONDITIONS IN THE AREA?

____PROPERTY ____CONDITIONS

IF SO, EXPLAIN ANY PECULIAR, OR UNIQUE CONDITIONS, AND HOW MANY PROPERTIES IN YOUR AREA ARE SIMILARLY AFFECTED:

6. PLEASE ATTACH COMMENTS IN SUPPORT OF THE REQUEST.

7. HOW DO YOU PROPOSE TO MINIMIZE ANY POTENTIAL NEGATIVE IMPACTS WHICH YOUR PROPOSED ACTIVITY MAY CAUSE TO SURROUNDING LAND AND NEIGHBORS?:

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8. AFFIDAVIT:

THE UNDERSIGNED ACKNOWLEDGES THAT IF A VARIANCE IS GRANTED OR OTHER DECISIONS FAVORABLE TO THE UNDERSIGNED IS RENDERED UPON THIS APPEAL, THE SAID DECISION DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ALL OTHER PROVISIONS AND REQUIREMENTS OF THE BLAIR TOWNSHIP ZONING ORDINANCE; THE UNDERSIGNED FURTHER AFFIRMS THAT HE/SHE OR THEY IS/ARE THE OWNER, LESSEE, OR OTHER TYPE OF INTEREST SUCH AS AUTHORIZED AGENT FOR THE OWNER INVOLVED IN THE APPEAL AND THAT THE ANSWERS AND STATEMENTS HEREIN CONTAINED AND THE INFORMATION HEREWITH SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF HIS/HER/THEIR KNOWLEDGE AND BELIEF.

IF APPLICANT FAILS TO SHOW AT HEARING, APPLICATION WILL BE DISMISSED WITHOUT PREJUDICE, AND THE APPLICATION FEE WILL BE FORFEITED.

IN THE SIGNING OF THIS APPLICATION, YOU ARE PERMITTING A REPRESENTATIVE OF THE ZONING DEPARTMENT AND/OR THE BLAIR TOWNSHIP ZONING BOARD OF APPEALS TO DO ON SITE INSPECTIONS WITH REGARDS TO THIS REQUEST. IF YOU DO NOT WANT TO ALLOW ACCESS INITIAL HERE : _____

IN SIGNING THIS APPLICATION THE APPLICANT ACKNOWLEDGES THAT HE/SHE HAS REVIEWED THE STANDARDS OF APPROVAL FOR VARIANCES IN ARTICLE 24 OF THE BLAIR TOWNSHIP ZONING ORDINANCE.

APPLICANT NAME: _____
(PLEASE PRINT)

APPLICANT SIGNATURE: _____

DATE: _____

IF APPLICANT IS OTHER THAN OWNER:

OWNERS NAME: _____
(PLEASE PRINT)

OWNERS SIGNATURE: _____

Standards of Approval

Section 24.03 of *Blair Township Zoning Ordinance #104-05*

3. Variances

The Board of Appeals shall have the power to authorize, upon appeal, specific variances from such dimensional requirements as lot area and width regulations, building height and square foot regulations, yard width and depth regulations, such requirements as off-road parking and loading space, and sign regulations, and other similar requirements as specified in the Ordinance. To obtain a variance, the applicant must show practical difficulty by demonstrating:

- a. That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity unnecessarily burdensome;
- b. That a variance would do substantial justice to the applicant, as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others;
- c. That the plight of the owner is due to the unique circumstances of the property;
- d. That the problem is not self-created;
- e. That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the hardship; and
- f. That the variance shall not permit the establishment, within a district, of any use which is not permitted by right within that zoning district, or any use for which a special use or temporary use permit is required.

The Board of Appeals may impose conditions upon a variance approval. The conditions may include conditions necessary to ensure that public services and facilities affected by the variance will be capable of accommodating increased service and facility loads, to protect the natural environment and conserve natural resources, to ensure compatibility with adjacent land uses, and to promote the use of land in an economically and socially desirable manner.