

LONG LAKE TOWNSHIP

ZONING BOARD OF APPEALS
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49684

PHONE # 231 946-2249 – FAX # 231 946 4573
e-mail address – zoning@longlaketownship.com

PETITION FOR VARIANCE

You **MUST** answer all questions and include all attachments or the application will be considered incomplete. (a complete application, including a complete site plan and appropriate fee, must be submitted 30 days prior to the meeting of the Zoning Board of Appeals)

- A. Property Owner: _____
Address: _____
Phone Number(s): _____ Cell _____
Applicant (if not property owner): _____
Address: _____
Phone Number (s): _____
Proof of Ownership: _____

PROPERTY ID. NO. 28-08- _____ - _____ - _____.

Property address: _____

Subdivision _____ Lot /unit # _____, Section # _____

Legal Description – Metes & Bounds, attach as Exhibit A,

B. Indicate Variance Request including:

- 1) Article(s) and/or Section(s) of the Ordinance
- 2) Zoning District property is located in
- 3) Statement of what the variance(s) request is (Exhibit B -1)
- 4) Statement of the Reason(s) for the variance request(s) (Exhibit B -2)
- 5) A complete site plan, (with complete survey when required) (Exhibit C)

Items required for the application which the township will provide:

- 1) List of property owners within 300 feet of the subject property (Exhibit D)
- 2) Legal ad placed in the local newspaper.

C. Approval Criteria: To obtain a dimensional variance, the applicant must demonstrate a practical difficulty utilizing the following criteria:

1. That the need for the variance is due to unique circumstances or physical conditions, such as narrowness, shallowness, shape, water or topography, of the property involved and that the practical difficulty is not due to the applicant's personal or economic hardship;

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2. That the need for the variance is not the result of actions of the property owner (self-created) or previous property owners;
3. That strict compliance with area, setback, frontage, height, bulk, density or other dimension requirement will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome. (Because a property owner may incur additional costs in complying with this Ordinance does not automatically make compliance unnecessarily burdensome).
4. That the variance will do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
5. That the variance will not cause adverse impacts on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.
6. That the variance shall not permit the establishment within a district any use which is not permitted by right, or any use for which a conditional use or temporary use permit is required.

D. Questions to be answered by the Applicant (Dimensional Variance Request)(Exhibit E):

1. What circumstances or physical conditions of your property are unique (such as narrowness, shallowness, shape, water, or topography) which cause you to need the requested variance? Please describe in detail:
2. Have you or any prior owners of your property done anything to your property (after the enactment of the zoning ordinance on May 8, 1979, amended, to cause you to need the requested variance? If so, please describe in detail:

In addition, can your proposed plans be reasonably changed to eliminate the need for the requested variance? If not, please explain in detail:

3. Will strict compliance with the zoning regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements unreasonably prevent you from using your property for a use allowed under the zoning ordinance? If so, please explain in detail:
4. Is the variance you have requested the smallest variance needed to allow you to reasonably develop your property as proposed, or would a lesser variance allow you to reasonably develop your property as proposed, while at the same time better protecting the interests of other property owners? If so, please explain in detail:
5. Will the requested variance cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood? If not, please explain in detail:
6. Will the requested variance permit the establishment of a use within a zoning district that is not permitted by right within that district?

Will the requested variance permit the establishment of a use within a zoning district that requires a conditional use permit or a temporary use permit?

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I hereby grant permission for the board members of Long Lake Township Zoning Board of Appeals to enter the above described property for the purposes of gathering information related to this application
(Note to Applicant: This is optional and will not affect any decision on your application.)

_____ Date: _____, 20 _____.
(Signature of Property Owner)

I agree the statements made above are true, and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided by the Long Lake Township Zoning Ordinance, #60, as amended and any conditions set forth by the decisions of the Long Lake Township Zoning Board of Appeals.

Property owner's signature: _____, Date: _____, 20 _____.
(Required) (Required)

Applicant's signature: _____, Date: _____, 20 _____.
(Required when applicable) (Required)

Project Title: _____
Received: _____

Fee: \$ _____ Residential \$ _____ Commercial (Check # _____, Cash ___ Receipt # _____)

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Approved (with conditions, if any, to be attached to this application, including the motion by the ZBA Board)
 Denied (Reasons for same, attached to this application, including the motion by the ZBA Board)

Zoning Board of Appeals Chairman: _____ Date: _____, 20 _____.
Signature - Required

If issued, date Land Use Permit is registered with the County Registered of Deeds, Date: _____, 20 _____