

LONG LAKE TOWNSHIP  
ZONING BOARD OF APPEALS

APPROVAL 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.
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 that 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.

The above statement is part of zoning ordinance amendment ZOA 1-99-1, Ordinance #38, to the Long Lake Township Zoning Ordinance, adopted May 8, 1979, as amended. This amendment was adopted by the Long Lake Township Board of Trustees at the regular meeting of February 9, 1999, effective March 20, 1999