

SHERIDAN TOWNSHIP

13355 29 Mile Road

Albion Michigan 49224

Telephone (517) 629-2604

Fax (517) 629-8945

APPLICATION FOR VARIANCE

Date: _____

A. PROPERTY INFORMATION

Property Address: _____

Parcel Number: _____

Lot Size Frontage: _____ ft Depth: _____ ft Area: _____ Acres/SQ FT _____ Rectangle _____ Irregular

Current Use of Property: _____

B. APPLICANT INFORMATION:

Applicant:

Identify the person or organization responsible for the request:

Name: _____ Title: _____

Organization: _____ Cell Phone: _____

Mailing Address: _____ Business Phone: _____

City: _____ State: _____ Zip Code: _____ Email: _____

The Applicant must have a legal interest in the subject property:

___ Property Owner _____ Purchaser by Option or Purchase Agreement

___ Purchaser by Land Contract _____ Lessee / Tenant

Property Owner Check here if Applicant is also Property Owner

Identify the person or organization that owns the subject property:

Name: _____ Title: _____

Organization: _____ Cell Phone: _____

Mailing Address: _____ Business Phone: _____

City: _____ State: _____ Zip Code: _____ Email: _____

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C. PROJECT INFORMATION:

1. Current use of Property.

2. History of Property.

Describe how the property has been used in the past. Provide dates of operation, previously approved and denied Variances, and other pertinent information.

3. Proposed Use of Property.

4. Explain Why a Variance is Needed.

5. Zoning Ordinance Requirement(s) for which you are requesting a Variance.

List the Section Numbers and the specific requirement of the Zoning Ordinance.

6. Response to Standards of Approval (Section 16-6 B)

Describe how and /or why the requested Variance will meet each of the standards listed below.

A) **Standard #1** Compliance with the Zoning Ordinance would result in practical difficulties due to exceptional, extraordinary, or unique characteristics or conditions of the land or parcel, including but not limited to (respond to at least one of the following)

- i. Exceptional narrowness of the width or depth of a lot or parcel, or an irregular shape.

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- ii. Exceptional natural or topographic features located on the lot or parcel, such as steep slopes, water, existing significant trees, or other unique or extreme physical conditions of the land.

- iii. Extraordinary location of an existing building or structure that allows no other practical or feasible location for expansion because of exceptional features of the land.

- iv. Other exceptional or extraordinary dimensional conditions or characteristics of land, lot, or parcel.

- B) **Standard #2** Unusual circumstances do not apply to most other lots or parcels in the same manner or to the same extent to other lots or parcels in the same zoning district.

- C) **Standard #3** The variance is necessary for the preservation and enjoyment of a substantial property right. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

- D) **Standard #4** The granting of the variance will not be of substantial detriment to adjacent and nearby land uses and properties.

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E) **Standard #5** The applicant shall not have created the problem for which the variance is being sought

F) **Standard #6** The granting of the variance will not be contrary to the public interest and that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done for both the applicant and other property owners in the district.

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D. REQUEST AND AFFIDAVIT

The applicant must read the following statement carefully and sign below:

The applicant affirms and acknowledges the following:

- That the applicant has legal interest in the property described in this application.
- That the answers and statements contained in this application and enclosures are in all respects true and correct to the best of his, hers or their knowledge.
- That the approval of this application does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other codes or statutes.
- That the applicant will comply with any and all conditions imposed in granting approval of this application.
- If also the owner, The applicant grants Sheridan Township staff and the Zoning Board of Appeals the right to access the subject property for the sole purpose of evaluating the application.

Applicant Name (printed)

Applicant Signature

Date

If the applicant is not the property owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she, or they are the owner(s) of the property described in this application, and:

- Is/are aware of the contents of this application and related enclosures.
- Authorizes the applicant to submit this application and represent the undersigned in the matter being reviewed by Sheridan Township.
- Grants Sheridan Township staff and the Zoning Board of Appeals the right to access the subject property for the sole purpose of evaluating the application.

Property Owner(printed)

Property Owner Signature

Date

Deadline 30 days prior to the scheduled Zoning Board of Appeals meeting.

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The following items are required for a complete Variance application. Incomplete application will be returned.

_____ **Signed Application Form**

Completed Variance application form. If you need additional room to answer any question, attach additional sheets and identify the property address.

_____ **Response to Variance Review Standards.**

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed.

_____ **Other Helpful Information – Optional**

- (a) Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- (b) Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- (c) Letters of support from the neighbors who would be most affected by your request.

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FEE SCHEDULE

- 1) PERMIT APPLICATION FEE\$10.00

- 2) AMEND ZONING ORDINANCE\$375.00

- 3) CONSTRUCTION BOARD OF APPEALS\$400.00

- 4) CONDITIONAL USE PERMIT\$375.00

- 5) LAND DIVISION\$60.00

- 6) SITE PLAN REVIEW\$150.00

- 7) ZONING BOARD OF APPEALS\$375.00
Interpret the provisions this Ordinance (Amend Zoning ordinance Variances)

- 8) ZONING CHANGE\$375.00

- 9) ZONING PERMIT\$40.00

NOTE:

All listed fees are **Base Fees**; any additional cost will be borne by the Applicant. No action will be taken to issue any permits, certificates, conditional use or Variances until all fees are paid in full. No **Fees** are returnable to Applicant.

(Section 26.09 of the Township Zoning Ordinance)