

# CITY OF YPSILANTI, MICHIGAN

One South Huron Street, Ypsilanti, Michigan 48197  
Phone: 734-483-9646 Fax: 734-483-7260

## SIGN VARIANCE APPLICATION, ZONING BOARD OF APPEALS

Application Fee \$250.00 + \$100 for each additional variance requested

Case # \_\_\_\_\_ Date: \_\_\_\_\_

### APPLICANT(S) INFORMATION

I (We) \_\_\_\_\_  
(First Name) (Last Name)

\_\_\_\_\_  
(Address)

Phone : \_\_\_\_\_ Fax: \_\_\_\_\_

hereby file an Application for a VARIANCE from the strict application of the Zoning Ordinance, Ordinance No. 626, Article \_\_\_\_\_, Section \_\_\_\_\_, (Sub) \_\_\_\_\_.

This variance is to allow me to (circle one): erect alter convert use

A sign upon the premise at the following address \_\_\_\_\_

Ypsilanti, Michigan, in accordance with the statement or plans hereto attached.

The proposed sign is contrary to the Ordinance in the following particulars (state specifically: Ordinance, Section, deviation, etc.): \_\_\_\_\_

1.  I am the owner of the property (Provide proof of ownership, i.e., warranty deed, title insurance, etc.)

If not, please describe your interest in the property, and supply a notarized statement from the owner certifying that he/she has knowledge of and consents to the application.

2. Legal description of the property, i.e., lot, block, etc. (may be attached) \_\_\_\_\_

3. Present Zoning Classification \_\_\_\_\_
4. Current Use of Building and Premises \_\_\_\_\_
5. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach additional sheet if necessary): \_\_\_\_\_
6. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance: \_\_\_\_\_

A sign variance may be allowed by the ZBA only in cases involving practical difficulties or unnecessary hardships when the evidence supports findings that,

- (a) *The alleged hardship or practical difficulties, or both, are peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the city.*
- (b) *Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this article, individual hardships that will be suffered by a failure of the board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.*

8. Submit a scale drawing, in sufficient detail to adequately describe the requested variance. Please include:

- a. Dimensions and shape of parcel
- b. Size, height, and location of existing and proposed buildings
- c. Parking areas with dimensions, number of stalls, ingress and egress
- d. Street name and address of property
- e. Location and size of buildings on adjacent properties
- f. If required, a topographical map, architectural sketches, or floor plans

I give my permission for Planning & Development Department staff to be on my property for the purpose of preparing staff reports.

**I do hereby depose and say that all the above statements and the statement contained in any papers submitted herewith are true and correct.**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Applicant**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Applicant**