

CITY OF YPSILANTI, MICHIGAN

One South Huron Street, Ypsilanti, Michigan 48197
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VARIANCE APPLICATION, ZONING BOARD OF APPEALS

Single Family Residential Properties
Non-Refundable Filing Fee \$200.00 + \$100 per variance requested beyond first

Case # _____ Date: _____

I (We) _____
(First Name) (Last Name)

(Address)

Phone : _____ Fax: _____

hereby file an Application for a VARIANCE from the strict application of the Zoning Ordinance,
Chapter 122, Article _____, Section _____, (Sub) _____.

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

Upon the premise at the following address _____
Ypsilanti, Michigan, in accordance with the statement or plans hereto attached.

The proposed building or use thereof 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.

LEGAL DESCRIPTION OF THE PROPERTY, i.e., lot, block, etc. (may be attached) _____

2. Present Zoning Classification _____
3. Current Use of Building and Premises _____
- _____
4. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach additional sheet if necessary): _____
- _____
- _____
5. 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: _____
- _____

Please submit an accurate, scaled drawing, of the property showing

- a. all property lines and dimensions correlated with the legal description
- b. the location and dimensions of all existing and proposed structures and uses on property
- c. any roads, alleys, easements, drains, or waterways which traverse or abut the property and the lot area and setback
- d. dimensions necessary to show compliance with the regulations of this Ordinance

Standard for Variances. A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of appeals only if all of the following standards are met:

- (a) Literal enforcement of this Ordinance will cause undue hardship to the applicant because special conditions or circumstances which are very unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographical conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or practical difficulties relating to construction or structural changes on the site. Mere inconvenience or a desire to attain higher financial return shall not itself be deemed sufficient to warrant a variance.
- (b) Such variances is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of this Ordinance. Granting of the variance shall not confer upon the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

- (c) The alleged hardship or practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.
- (d) The granting of the variance will not be detrimental to the public welfare or injuries to other property or improvements in the neighborhood in which the property is located.
- (e) The allowance of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardship that will be suffered by a failure of the Board to grant the variance, and the rights of others whose property would be affected by allowance of the variance.
- (f) A variance granted shall be the minimum variance that will make possible a reasonable use of the land, buildings, or structure.

I give my permission to the Planning and Development Department staff to be on my property for the purpose of preparing a staff report.

I 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

Receipt Number: _____

Note:

