



Variance

§122-370

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please call the Planning Department.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Planning Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/building

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

A **variance** authorizes building a structure (such as a building, fence, or sign structure) or other site improvement in a location or of a size not permitted under the ordinance. It is intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site; or from topographic or other physical conditions on the site or in the immediate vicinity of the site.

Variations may be granted by the Zoning Board of appeals only if all of the following standards are met:

- (1) Literal enforcement of this chapter will pose practical difficulties to the applicant because of special conditions or circumstances which are unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographic conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or 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.
- (2) Such variance 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 chapter. Granting of the variance shall not confer upon the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.
- (3) The alleged practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.
- (4) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- (5) The allowance of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the zoning board of appeals to grant the variance, and the rights of others whose property would be affected by the allowance of the variance.
- (6) A variance granted shall be the minimum variance that will make possible a reasonable use of the land, buildings, or structure.

A variance runs with the land and stays with the property, even if transferred to a new owner. However, a variance shall become null and void if no building permit or no construction is started within one year of the approval date of the variance.



City of Ypsilanti Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

VARIANCE APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name	
Address	
Phone	Email

Property

Address	Parcel ID
Property owner*	
<p>Attach an accurate, scaled drawing of the property showing:</p> <ul style="list-style-type: none"> All property lines and dimensions Location and dimensions of all existing and proposed structures and uses on the property Any roads, alleys, easements, drains, or waterways which cross or abut the property and lot area and setback Dimensions necessary to show compliance with the regulations of this ordinance. 	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Request for Variance: Please attach additional pages to the application if needed.

Name and description of proposed project
Section of Zoning Ordinance (chapter, article, section, subsection format, please)
Explain how the proposed project is contrary to ordinance
Explain the unique conditions/circumstances to the property and why compliance with the ordinance will pose practical difficulties.

Explain how the variance will not grant a special privilege that is not similarly enjoyed by other properties in the same district.
Have the practical difficulties been created by any person presently having an interest in the property?
Will the granting of the variance be detrimental to the public welfare or neighborhood properties?
Will the granting of the variance result in substantial justice being done, public benefits, and individual hardships solved, while protecting the rights of other properties?
Is this variance request the minimum variance that will make possible a reasonable use of land, buildings, or structure?

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature:

Date:

Print Name:

Fee Schedule

First variance for single-family property	\$500
Subsequent variance for single-family property	\$250
First variance for all other properties	\$1000
Subsequent variance(s) for all other properties	\$250

*****FOR OFFICE USE ONLY*****

Date:	Amount:	Account: 101-4-7210-607-01
<input type="checkbox"/> Cash <input type="checkbox"/> Check payable to City of Ypsilanti <input type="checkbox"/> Credit (+ 3.0% surcharge)		Code: 178 Rezone
		Signature of person receiving deposit:
Description of deposit:		