



# Zoning Variance Application

Official Use Only	
Case #	Filing Date
Fee Paid	Hearing Date
<input type="radio"/> Approved <input type="radio"/> Approved w/ Conditions <input type="radio"/> Denied	

## Planning Department

7710 W Saginaw Hwy, Lansing, MI 48917 - [www.deltami.gov](http://www.deltami.gov) - 517.323.8560 - [planning@deltami.gov](mailto:planning@deltami.gov)

Property/Site Information			
Parcel ID			
Site Address <i>(if applicable)</i> <i>(Street/City/State/ZIP)</i>			
Current Use(s)		Proposed Use(s)	
Proposed Site Plan	Attach a sketch or survey illustrating the property lines, existing/proposed buildings with distances to property lines, abutting streets, and north arrow		
Describe the variance requested <ul style="list-style-type: none"> <li>Please detail the variance requested and rationale</li> <li>Must meet the criteria enumerated in Section 15.04 to be granted a variance</li> </ul>			
Applicant Information			
Company Name			
Primary Contact Name			
Address <i>(Street/City/State/ZIP)</i>			
Primary Phone		Alternate Phone	
Email			
Legal Interest	<input type="radio"/> Own <input type="radio"/> Lease <input type="radio"/> Offer to Purchase (copy attached) <input type="radio"/> Contractor/Architect/Attorney/etc (specify): _____		
Owner Information (if different than applicant)			
Owner Name			
Company Name <i>(if applicable)</i>			
Address <i>(Street/City/State/ZIP)</i>			
Primary Phone		Alternate Phone	
Primary Contact Email			
Owner's Signature <i>(if not applicant)</i>			
Applicant's Signature			Date

By signing and submitting this application, the applicant acknowledges that (1) I understand the criteria for granting a variance, (2) I understand the Zoning Board of Appeals may only grant a variance if I satisfactorily demonstrate my request meets the required criteria, and (3) I understand that I must comply with all other applicable ordinance requirements. If granted, a variance is valid for two years during which time activity must commence or a one-year extension may be requested, otherwise the variance becomes null/void. Appeals of the determination by the Zoning Board of Appeals must be made to circuit court within statutory deadlines.

## CRITERIA FOR GRANTING A ZONING VARIANCE

### Section 15.04 Variances

(refer to the Township Zoning Ordinance for all applicable regulations)

The Zoning Board of Appeals treats each variance request individually and approves or denies each variance request based on its own merits. A variance shall not be granted unless the zoning board of appeals determines that at least one of the following criteria have been affirmatively satisfied:

1. There are practical difficulties preventing an applicant from strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density which would unreasonably prevent the applicant from using the property for a permitted purpose, or would render conformity with such regulations unnecessarily burdensome;
2. That the granting of a variance would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the applicant, and be more consistent with justice to other property owners;
3. That the plight of the applicant is due to unique circumstances of the property and not to general conditions in the area; or
4. That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.

The applicant **must** provide documentation detailing all of the following criteria:

1. That the variance requested is due to the unique circumstances peculiar to the property and not to the general neighborhood conditions;
2. That the variance would not cause a substantial adverse effect on properties in the immediate vicinity of the subject parcel or be contrary to the public interest;
3. That the need for the variance is not self-created;
4. That the variance is not contrary to the purposes of the Zoning Ordinance; and
5. That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

In granting any variance, the zoning board of appeals may prescribe appropriate conditions which meet the intent and purpose of the Zoning Ordinance, provided said conditions are designed to protect natural resources and the health, safety, and welfare of the public; and are necessary for compliance with, and related to, the standards established in the Zoning Ordinance for the land use or activity under consideration.

The Zoning Board of Appeals shall not grant a variance that:

1. Allows a use not permissible in the zone district,
2. Alters or changes the zoning classification of a property, or
3. Makes any changes to the regulations or results, in effect, in making a legislative change.