

DELTA TOWNSHIP PLANNING DEPARTMENT

◆ 7710 West Saginaw Highway ◆ Lansing, Michigan 48917 ◆ (517) 323-8560 ◆
Township Website: www.deltami.gov Email: planning@deltami.gov



ZONING VARIANCE APPLICATION

PLEASE COMPLETE ITEMS I-VI

I. ADDRESS OF PROPERTY (pertaining to variance)

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II. APPLICANT

Name
Address
Phone number
Email address

III. OWNER (if different than applicant)

Name
Address
Phone number
Email address

IV. DESCRIBE VARIANCE REQUEST

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-OFFICIAL USE ONLY-

Case Number	
Filing Date	
Fee Paid	
Date of Hearing	
ZBA Action	Date

V. SITE PLAN

Please submit a sketch or aerial photo of the property illustrating the following. A survey may be required depending upon the nature of the request.

- Property lines
- Existing and proposed buildings
- Distances from buildings to all property lines
- Abutting streets
- A north arrow

FEES:

\$350 cash or check made payable to Delta Township

Please note that evidence must be submitted demonstrating that the variance request satisfies the requirements specified in Section 15.04 of the Zoning Ordinance, which are listed on page 2 of this application.

VI. SIGNATURE OF OWNER AND APPLICANT AUTHORIZING VARIANCE REQUEST AND ACKNOWLEDGING VARIANCE CRITERIA, TERMS AND TIME LIMITS

CRITERIA FOR VARIANCE APPROVAL

The Zoning Board of Appeals treats each variance request individually and approves or denies each variance request on its own merits.

As per Section 15.04 B. of the Delta Township Zoning Ordinance, an application for a variance shall consist of this completed and signed application form, submission of the required fee, and written documentation demonstrating all of the following:

1. That the variance request is due to 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 this Ordinance.
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.

Prior to granting a variance, the applicant must demonstrate, and Zoning Board of Appeals shall find that one of the following requirements specified in Section 15.04 C. have been met by the applicant for the variance:

1. Where 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.
4. That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.

APPLICANT'S ACKNOWLEDGEMENT OF VARIANCE CRITERIA AND TIME LIMITS

The above criteria have been explained to me and I understand that I must demonstrate to the Delta Township Zoning Board of Appeals that I satisfy all five of the criteria specified in Section 15.04 B. of the Delta Township Zoning Ordinance, and one of the requirements specified in Section 15.04 C. of the Zoning Ordinance.

I understand that if the variance is granted, it is valid for a period of two years from the date of approval. If the action authorized by the variance is not commenced within two years of the date of approval, I understand that I may apply for a single one year extension of the variance by submitting a written request to the Delta Township Planning Department prior to the expiration date of the original variance. I also understand that the granting of the variance in no way relieves me from all other applicable requirements of the Delta Township Zoning Ordinance. I also grant permission to Delta Township staff to enter the property to assess the variance request and take pictures as needed.

Applicant's Signature	Date
Owner's Signature	Date

**OVERVIEW OF
DELTA TOWNSHIP
VARIANCE PROCESS**

