

# DELTA TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION



◆ 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**

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Please note that evidence must be submitted demonstrating that the variance request satisfies all four of the basic conditions and one of the special conditions specified in Section 23.5.0 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.

In order for the Board of Appeals to grant a variance, the applicant must satisfy all four of the basic conditions specified in Section 23.5.0 B of the Delta Township Zoning Ordinance and one of the four special conditions in Section 23.5.0 C of the Zoning Ordinance. These conditions are as follows:

Basic Conditions:

1. The variance shall not be contrary to the public interest or to the intent and general purpose of the Zoning Ordinance.
2. The variance shall not permit the establishment within a district of any use which is not permitted by right or special use permit.
3. The variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the zoning district in which the parcel is located.
4. The variance shall relate only to the property described in the application for the variance.

Special Conditions:

1. Where there are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of this ordinance. These hardships or difficulties shall not be deemed solely economic, but shall be evaluated in terms of the use of a particular parcel of land.
2. Where absent a variance, a significant natural feature would be negatively affected or destroyed.
3. Where absent a variance, public health, safety and welfare would be negatively affected.
4. Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

**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 four of the basic conditions and one of the special conditions in order to be granted a variance from the Delta Township Zoning Ordinance.

I understand that if the variance is granted, it is valid for a period of one year from the date of approval. If the action authorized by the variance is not commenced within one year of the date of approval, I understand that I may apply for a single one year extension of the variance (no fee involved) by submitting a written request to the Delta Township Clerk 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.

<b>Applicant’s Signature</b>	<b>Date</b>
<b>Owner’s Signature</b>	<b>Date</b>

**OVERVIEW OF  
DELTA TOWNSHIP  
VARIANCE PROCESS**

