

- USE
- NON-USE

Permit Number

CITY OF GRAYLING APPLICATION FOR VARIANCE

Owner Information	
Name:	Telephone Number:
Address:	

Property Information	
Address/Location:	Current Zoning:
Property Tax ID #:	

Variance Requested: (Please attach a supporting site plan)

Required Information (Please attach a separate sheet if necessary):

1. Why would this variance not be contrary to the public interest or to the spirit and intent of the Zoning Ordinance?

2. Why would this variance not cause an adverse effect to property in the vicinity or in the Zoning District or the City?

3. Does this variance relate only to the property that is under control of the applicant?

4. What exceptional or extraordinary circumstances or conditions exist on this property that do not generally apply to other property or uses in the vicinity, and have not resulted from any act of the applicant?

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Signature: _____ **Date:** _____

I hereby grant permission for City of Grayling Officials to enter the described property for the purpose of gathering information related to this application.

NOTE: This permission is optional, failure to grant this permission will not affect any decision regarding your application.

Signature: _____ **Date:** _____

This Page is for Office Use Only:

Zoning Review

Comments:

Reviewed By:

Date Reviewed:

DPW Review

Comments:

Reviewed By:

Date Reviewed:

Fire Department Review

Comments:

Reviewed By:

Date Reviewed:

Police Department Review

Comments:

Reviewed By:

Date Reviewed:

Safety Review

Comments:

Reviewed By:

Date Reviewed:

Receipting Information

Application Received By:

Date:

Received Site Plan

Employee Initials:

Date:

Received Fee ck#

Employee Initials:

Date:

Permit Information

Request Approved

Request Denied Reason:

Signature:

Date:

Printed Name:

VARIANCE - A modification of the literal provisions of the Zoning Ordinance which is authorized by the Zoning Board of Appeals when strict enforcement of the Ordinance would cause either an unnecessary hardship or practical difficulty.

Unnecessary Hardship - A situation whereby a property owner, due to conditions of a lot or parcel, cannot use said lot or parcel for any legal use allowed by the Zoning Ordinance within the district which the lot is located. Situations occurring due to the owner's desire to establish an alternate use when allowed use options are available or due to situations created by an owner subsequent to the enactment of the Ordinance shall not be deemed an unnecessary hardship.

Practical Difficulty - A situation whereby a property owner cannot establish a "minimum practical" legal use of a legal lot or parcel, meeting all of the dimensional standards of the zoning district within which the lot is located. Situations occurring due to the owner's desire to establish a use greater than the "minimum practical" standard to enhance economic gain greater than associated with the minimum practical standard or created by an owner subsequent to the adoption of the Ordinance is not a practical difficulty.

Use - A variation of the Ordinance standards allowing a use within a specific zoning district which is otherwise not allowed in that zone. Use Variances are granted based on the showing of an unnecessary hardship.

Use variance - The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four (4) of the following requirements are met:

- a. That the property could not be reasonably used for the purposes permitted in that zone;
- b. That the appeal results from unique circumstances peculiar to the property and not from general neighborhood conditions;
- c. That the use requested by the variance would not alter the essential character of the area; and
- d. That the alleged hardship has not been created by any person presently having an interest in the property.

Non-Use - A dimensional variation of Ordinance standards such as yard requirements, building height, lot coverage, living space dimensions and similar requirements. Non-Use Variances are granted based on the showing of a practical difficulty.

Nonuse variances - The applicant must present evidence to show that if the zoning ordinance is applied strictly, practical difficulties will result to the applicant and:

- a. That the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose;
- b. That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners;
- c. That the plight of the landowner is due to the unique circumstances of the property; and
- d. That the alleged hardship has not been created by any person presently having an interest in the property.

ZONING FEES

Administrator: Erich Podjaske
Email: zoning@cityofgrayling.org
Phone: 989.348.2131



Planning Review Fee Schedule

Site Plan Review	\$ 400.00 plus \$20.00 per acre
Planned Unit Development	\$ 500.00 plus \$20.00 per acre
Rezoning Application	\$ 400.00 plus \$10.00 per acre
Special Land Use Applications	\$ 250.00 plus site plan if needed
<u>Variances:</u>	
Commercial	\$ 300.00
Residential	\$ 300.00
Review of Revisions	\$ 50.00
Land Division: Request:	\$ 150.00
Engineering Review of Project Plans	Expenses accrued, plus 10% Admin. Fee
Appeal to Zoning Board of Appeals	\$ 150.00
Special Meetings	\$ 500.00