



115 South Main Street
Webberville, MI 48892
Phone: 517-521-3984
Fax: 517-521-3165

VARIANCE APPLICATION

Applicant:

Owner:

Name: _____

Name: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Parcel Number: _____

Lot Dimensions: _____

Address of Property: _____

Legal Description: _____

Describe Request: _____

Is the need for a variance due to a self created hardship? _____

Will the granting of the request create hardships for adjacent parcels? _____

Has a site plan been submitted with this application? _____

Has the applicant completed the information on page 2 of this application? _____

Please include the following information with this application:

Names & addresses of all persons, firms, corporations, etc. having legal interests in the parcel.

Site plan complying with all the site plan submittal requirements and noting any unusual physical features and hardships.

The following information must be provided in order for this application to be accepted for filing and submitted to the Board of Appeals. If more space is needed please provide the same information on a separate page.

1. Explain how the variance is in the public interest and the intent or purpose of the Zoning Ordinance. _____

2. Explain in detail how the variance will not permit the establishment within a district of any use which is not permitted by right within that district or any use or dimensional variance for which a conditional use or temporary permit is required.

3. Explain how the variance will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located. _____

4. Explain how the variance, if granted, is not one where the specific conditions related to the property are of a general or recurring nature as to make the formulation of a general regulation for such conditions reasonably practical.

5. Explain how the variance, if granted, will relate only to the property that is under the control of the applicant. _____

6. Please describe in your own words how the granting of the variance meets one of the specific conditions contained in the criteria for variance approval.

CRITERIA FOR VARIANCE APPROVAL

The Village Council acting as the Zoning Board of Appeals treats each variance request individually and approves or denies each variance on its own merits.

In order for the Council to grant a variance, the applicant must satisfy all the basic conditions specified in Section 4.4.3.1 of the Village of Webberville Zoning Ordinance and any one of the special conditions specified in Section 4.4.3.2 of the Zoning Ordinance. These conditions are as follows:

Basic Conditions: That any variance from this Ordinance:

1. Will not be contrary to the public interest or to the intent and purpose of the Zoning Ordinance or the Webberville Business Park Covenants.
2. Shall not permit the establishment within a district of any use which is not permitted by right within that zone district or any use or dimensional variance for which a conditional use permit or a temporary use permit is required.
3. Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.
4. Is not one where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.
5. Will relate only to property that is under control of the applicant.

Special Conditions: When ALL of the foregoing basic conditions can be satisfied, a variance may be granted when any ONE of the following special conditions can be clearly demonstrated:

1. Where there are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of the Ordinance. These hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.

2. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape or topography of the property involved or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district. Such circumstances or conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Ordinance.
3. 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

I understand that I must demonstrate to the Village Council that I satisfy all five of the Basic Conditions and at least one of the Special Conditions in order to be granted a variance from the Zoning Ordinance.

I understand that if the variance is granted, the construction authorized by such variance or permit must commence within six (6) months after the granting of the variance and the occupancy of land, premises or buildings authorized by the variance must take place within one (1) year after the granting of the variance or the variance shall become null and void. I further understand that the granting of the variance in no way relieves me from all other applicable requirements of the Village of Webberville Zoning Ordinance.

Applicant Signature Date

Owner Signature Date

Office Use Only:		
Filing Date: _____	Fee Paid: _____	Action: _____
Signature: _____	Title: _____	