

NORVELL TOWNSHIP
106 E. Commercial Street, P.O. Box 188, Norvell, MI 49263
Telephone: 517-536-4370 Fax: 517-536-0110

ZBA VARIANCE REQUEST

Date _____ Application No. _____

You **MUST** answer all questions and include all attachments.

Owner of property _____ Address _____

_____ Email _____
City State Zip

Telephone: Home _____ Cell _____

Address of property involved: _____ Property ID # _____

Legal Description _____ Current Zoning District _____

I/We do hereby appeal to the Zoning Board of Appeals from the decision of the Zoning/Building Inspector on Permit # _____ dated _____, whereby the inspector denied a building permit to: _____

Provisions of the zoning ordinance being appealed. Ordinance # _____ Section _____
Page _____, for the following reasons: _____

APPLICANTS SHOULD BE AWARE OF THE FOLLOWING: All buildings and structures must be at least 50 feet from a body of water (lakes and streams) Section 5.1

Non-Conforming Buildings and Structures. Be aware of the following: (Section 9.2)

No such building or structure shall be enlarged, expanded, extended or altered in a way which increases its nonconformance.

Should any such building or structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with this Ordinance.

Should any such building or structure be moved for any reason for any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

- 1. You must answer the following REQUIRED questions. (Section 11.3) A variance from the terms of this Ordinance shall not be granted by the Board of Appeals unless and until – A written application for a variance is submitted, demonstrating:**

- A. That special conditions and circumstances exist which are unique to the land, structure, or buildings involved and which are not applicable to other lands, structures, or buildings in the same district. What Conditions? Your Answer: _____

- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. What Rights would you be deprived of? Your Answer: _____

- C. That the special conditions and circumstances do not result from the actions of the applicant. What special conditions do not result from your actions? Your Answer: _____

- D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district. Your Answer: _____

- E. That no nonconforming 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. Are you basing your request on what others in your district have been granted? Your Answer: _____

2. You must attach a site drawing to a scale of 1" = 10' showing ALL improvements.

- A. Property lines and driveways
- B. Well(s), septic systems and all permanent structures showing roof lines.
- C. Utilities: Electrical lines & poles, gas and cable TV lines.
- D. Variance request area must be staked out on the property for review by Board of Appeals members' at least one week prior to hearing date.

PLEASE NOTE: Each variance granted under the provisions of this Ordinance shall become null and void unless the construction authorized by such variance or permit has been commenced within 180 days after the granting of such variance and pursued diligently to completion.

Date _____

Owner(s): _____

Fee Received: \$ _____

Date _____

Township Clerk _____