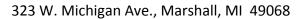
# **Zoning Board of Appeals Variance Application**





Residential Fee: \$150.00 Commercial Fee: \$200.00

Petitioner Name:			
Address: Phone:	Email:		
Property Address for Varia	nce:		
Are you the owner? Yes	No	(Owner is required to sign	n this form)
Current Zone	Current Use		
Zoning of abutting parcels		Dimensional Variance	Use Variance
Required attachments			
with a north arrow,	all lot lines show	•	plot plan of the site, drawn to scale, y easements, any structures, setback other site improvements)
	•	be submitted with this appl Use variance-see back)	lication addressing how you feel you
*The ZBA meets on the 3 <sup>rd</sup> date for the next schedule	· · · · · · · · · · · · · · · · · · ·	n month. Application must	be received on or before the deadline
attend, I will send a represe	entative in my plo re permits. Furtho	ace. I understand that the o	aining to this matter. If I am unable to application fee is non-refundable and ranted, I agree to obtain the appropriate
Signature of Petitioner:		Date:	
Signature of Owner:		Date:	
Questions concerning thes	e requirements s	hould be directed to the P	lanning and Zoning Office. Trisha Nels

TNelson@cityofmarshall.com or (269) 781-5183.

#### **DIMENSIONAL VARIANCE**

#### Please attach a letter addressing how your situation meets these criteria:

The granting of a variance from particular area, setback, frontage, height, bulk, density or other dimensional (non-use) standards of this Ordinance shall require a finding of practical difficulties based upon the following criteria:

- 1. Strict Compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.
- 2. The variance will do substantial justice to the applicant, as well as to other property owners, and a lesser variance than requested will not give substantial relief to the applicant or be consistent with justice to other property owners.
- **3.** The need for the variance is due to unique circumstances peculiar to the land or structures involved that are not applicable to other land or structures in the same district.
- 4. The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors.
- 5. The variance will not cause significant adverse impacts to adjacent properties, the neighborhood or the City and will not create a public nuisance or materially impair public health, safety, comfort, morals or welfare.
- 6. The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience, or an inability to attain a higher financial return.

#### **USE VARIANCE**

### Please attach a letter addressing how your situation meets these criteria:

The granting of a variance from the use provisions of this Ordinance shall require a finding of unnecessary hardship, based upon the following criteria:

- 1. The current zoning ordinance prohibits the property owner from securing any reasonable economic return or making any reasonable use of the property. Under this standard, the ZBA must find that the property (land, structures and other improvements) is not suitable for uses permitted in the zoning district.
- The landowner's plight is due to unique circumstances peculiar to the property and not to general neighborhood conditions. Circumstances common to the larger neighborhood may reflect the unreasonableness of the zoning itself, which should be addressed through a rezoning or other legislative action.
- The use variance, if granted, would not alter the essential character of the neighborhood.
   This standard requires consideration of whether the intent and purpose of the Ordinance and zoning district will be preserved, and the essential character of the area will be maintained.
- 4. The hardship is not the result of the applicant's actions. Under this standard, the ZBA must determine that the hardship that led to the use variance request was not self-created by the applicant. Purchase of a property with a pre-existing hardship does not constitute a self-created hardship. Financial hardships that would prevent reasonable use of the property shall be considered, but shall not be the only determining factor in granting a use variance.

## 2022 Zoning Board of Appeals Submission Deadlines

The Marshall City Zoning Board of Appeals shall meet on the 3<sup>rd</sup> Thursday of the month at 7:00 pm in City Hall Council Chambers at 323 W. Michigan Avenue, Marshall, MI 49068. In the event of no business, the Zoning Board of Appeals will move to their next regularly scheduled meeting.

Submission Deadline	Meeting Date	
December 27, 2021	January 20, 2022	
January 24, 2022	February 17, 2022	
February 21, 2022	March 17, 2022	
March 28, 2022	April 21, 2022	
April 25, 2022	May 19, 2022	
May 22, 2022	June 16, 2022	
June 27, 2022	July 21, 2022	
July 25, 2022	August 18, 2022	
August 22, 2022	September 15, 2022	
September 26, 2022	October 20, 2022	
October 24, 2022	November 17, 2022	
November 21, 2022	December 15, 2022	