<u>RETURN TO</u> :			
City of Flint			
Planning and Zoning Office			
1101 South Saginaw Street Room S105			
Flint, MI 48502			
810-766-7355 FAX 810-766-7249			
www.cityofflint.com			

Case	No.	ZBA
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Date Filed\_\_\_\_\_

Hearing Date \_\_\_\_\_

## **APPLICATION FOR ZONING BOARD OF APPEALS**

Concerning an appeal to vary or modify certain regulations established in Chapter 50, commonly referred to as the Zoning Ordinance of the City of Flint. Application filing fee due at time of submission. Fees are non-refundable.

#### To be completed by applicant:

Applicant/Agent		F	Property Owner (if different than Applicant)			
Name			Name	Name		
Address			Address			
City	State	Zip	City	SI	ate	Zip
Telephone	Fax_		Telepho	ne	Fax	
Email			Email			
Information regard	ding the property	<u>v site:</u>				
Street AddressParcel No						
Major Cross Street	S					
Current Zoning			Currei	nt Use		
Requested action	<u>:</u>		Variance Red	quest (relief):		
Use Variance						
Non-Use Varia	nce					
Temporary Use	)		Non-Refunda	able Filing Fees	<u>::</u>	
Interpretation o	f Zoning Ordinanc	e or Map	Residential	\$626.00		
Alleged Admini	strative Error		Commercial	\$1002.00		12-14-11
					RLY DEPICTING TH	
PROPERTY OWNER NOTORIZED LETTER					ENTED BY A PERSON V	VITH
Hearing is schedu	led on	at Fli	nt City Hall, C	City Council Cha	ambers, 3 <sup>rd</sup> Floor, 6:	00 p.m.
I hereby affirm that Officials and or City				f my knowledge	and grant permissior	n for City

Signature of Property Owner

Print Name

Date\_\_\_\_\_

## **Regular Zoning Board of Appeals Hearings**

are held at 6:00 p.m. the 3<sup>rd</sup> Tuesday of every month at Flint City Hall Council Chambers Committee-In-The-Whole Meeting Room *(located on the 3<sup>rd</sup> floor)* 1101 S. Saginaw Street Flint MI 48502 810-776-7355

The deadline for filing applications is 22 days prior to the regularly scheduled meeting. This is to allow enough time to meet requirements for public notice.

# HEARING WILL NOT BE SCHEDULED UNLESS ALL INFORMATION IS SUBMITTED AND FEE PAID BY THE DEADLINE.

The applicant must submit the following:

- 1. Completed application form.
- 2. Plot plan including the following:
  - North arrow
  - Actual shape and dimensions of the lot
  - All existing structures indicate on plot plan that they are existing
  - All proposed structures indicate on plot plan that they are proposed
  - Setback distances from <u>ALL</u> property lines to existing and proposed structures
  - Street location and name
- 3. Elevations of proposed construction.

PROPERTY OWNER MUST ATTEND ZONING BOARD OF APPEAL MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER.

Case	No.	ZBA_
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Date Received

### APPLICATION FOR ZONING BOARD OF APPEALS "Non-Use" Variance

A Nonuse Variance permits relief from the strict interpretation of the Zoning Ordinance. A nonuse variance is a variance relating to the construction, structural changes, or alterations of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the ordinance. For a Nonuse Variance to be granted, the applicant must show a practical difficulty by demonstrating all the following facts and conditions exist:

1. Why is compliance with the Zoning Ordinance unreasonably preventing use of the property for a permitted purpose or unnecessarily burdensome for this particular property?

2. Is the variance the minimum necessary to provide adequate relief and not so large that it is unfair to similarly situated property owners who managed to comply with the requirements or make do with a smaller variance?

3. Is the problem requiring the variance due to circumstances unique to the property and not to general conditions in the area?

4. Explain the circumstances under which the hardship was produced and that it is not selfcreated. (In this instance "self-created" includes actions by the current owner or past owners of the property.)

5. Will the variance ensure that the spirit of the ordinance is observed, public safety secured and substantial justice done?