



City of Mt. Pleasant, Michigan
 APPLICATION TO THE ZONING BOARD OF APPEALS
 320 W. Broadway
 Mt. Pleasant, MI 48858
 (989) 779-5302

Filing Fee: \$250
Appeal # _____
Submission Date: _____
Hearing Date: _____

APPLICANT INFORMATION		
Name: _____		
Address: _____	City: _____	State/Zip: _____
Daytime Phone: _____	Mobile phone: _____	
Applicant's Interest in property: _____		
E-mail address: _____		

PROPERTY INFORMATION	
Address: _____	
Tax ID: _____	Zone: _____
PROPERTY DESCRIPTION (Available from deed or City Assessor's office)	
PROPERTY OWNER INFORMATION (If different from applicant)	
Name: _____	
Address: _____	City: _____ State/Zip: _____
Daytime Phone: _____	Mobile Phone: _____

THE UNDERSIGNED HEREBY APPEALS TO THE ZONING BOARD OF APPEALS FOR:			
VARIANCE			
<input type="checkbox"/> Side Yard	<input type="checkbox"/> Front Yard	<input type="checkbox"/> Rear Yard	<input type="checkbox"/> Height
<input type="checkbox"/> Coverage	<input type="checkbox"/> Other: Explain: _____		
APPEAL			
<input type="checkbox"/> Decision of City Official		<input type="checkbox"/> Decision of Planning Commission	
<input type="checkbox"/> Other: Explain: _____			
USE VARIANCE			
Existing Use: _____			
Proposed Use: _____			
*Note: Use Variances: Provide information requested on page 3			

I hereby grant or have been granted permission for members of the City of Mt. Pleasant Zoning Board of Appeals, the Building Official or designee to enter the above described property for the purpose of gathering information related to this application.	
_____ Signature (Owner of property)	_____ Date
_____ Signature of Appellant (if not the owner of property)	_____ Date

Note: Applications can not be processed and scheduled for a hearing until a complete application, accompanying materials and filing fee have been submitted to the Department of Building Safety.

City of Mt. Pleasant, Michigan
ZONING BOARD OF APPEALS
APPEAL APPLICATION

PROJECT DESCRIPTION

Please use this section to describe the use or uses being proposed. Attach additional pages, if necessary:

Existing Site Conditions:

Total Site Area: _____ acres or _____ sq. ft.

Existing Building Area: _____ sq. ft. Number of Existing Buildings: _____

Number of Existing Residential Units: _____ Number of Existing Residential Occupants: _____

Will any existing buildings or portions of buildings be demolished for the proposed project? Yes No

If so, please state the total area to be demolished: _____ sq. ft.

Proposed Site Conditions:

New Building Area: _____ sq. ft.

Total Building Area (existing + new): _____ sq. ft.

Total Number of Buildings (existing + new): _____

Total Number of Parking Spaces: _____

Barrier-free Parking Spaces: _____

Nonresidential Uses (Commercial, Office, Industrial, etc.):

Total Floor Area: _____ sq. ft.

Total Number of Employees: _____

Proposed Hours of Operation: _____

Total Number of Shifts: _____

Number of Employees in Peak Shift: _____

Residential Uses (Apartments, Rooming/Boarding Dwellings, etc.):

Total Number of Proposed (existing + new) Units: _____

Total Number of Proposed (existing +new) Occupants: _____

Maximum Number of Occupants per Unit: _____

Efficiency Units Total Number Proposed: _____ Avg. Floor Area: _____

One-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____

Two-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____

Three-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____

Four-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____

Five-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____

Other Units _____ Total Number Proposed: _____ Avg. Floor Area: _____

List Reasons Why the Petition Should Be Granted:

FOR USE VARIANCE REQUESTS ONLY - PLEASE FILL OUT THIS SECTION

The Zoning Board of Appeals shall have the power to decide applications for use variances for the following conditions:

1) Literal enforcement of the requirements of this chapter would cause undue hardships to the applicant due to: (Please comment in writing to each section – attach additional sheets as necessary)

a) The property can not be used for the purposes permitted in that zone;

b) The problem arises because of the property's unique circumstances rather than general neighborhood conditions;

c) The use variance will not change the character of the area;

d) The problem is not self-created.

e) The use or development of property immediately adjoining the property in question is not adversely effected due to increase in traffic, noise, odor, vibration, etc.;

f) The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

FOR NON-USE VARIANCE OR DIMENSIONAL VARIANCE

To obtain a non-use or dimensional variance, the applicant must show practical difficulty by demonstrating that all of the following conditions exist. Under each condition, explain in writing how the request meets these criteria. Attach additional sheets as necessary.

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended use of the property that do not apply generally to other properties or classes or uses in the same zoning district; exceptional or extraordinary circumstances or conditions normally include:

- a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this chapter;
- b. Exceptional topographic conditions or other extraordinary situation on the land, building or structure; or
- c. Use or development of the property immediately adjoining the property in question.

(2) That such a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity.

(3) That the variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.

(4) That the authorizing of such variance will not be a substantial detriment to adjacent property.

(5) That authorizing of the variance will not materially impair the purposes of this chapter or the public interest.

(6) That the need for the variance is not created by any action of the applicant or previous owner.