

Fee \$350.00

Paid Date: _____



City of Allegan
231 Trowbridge St.
Allegan, MI 49010
Ph. (269) 673-5511

City of Allegan Zoning Variance Application

1. Applicant Information

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Ph.: _____ Email: _____

Please list all owners or interest parties in the property: _____

2. Property Information

Property Parcel Number: #03 – 51– _____ - _____ - _____

Property Address: _____ Allegan, MI 49010

Please list, if any, deed restrictions upon this property: _____

Present Use of Property: _____ Current Zoning Classification: _____

Total Lot Size (Acres or Sq. Ft.): _____ Is this property within a Historical District? Yes No

3. Brief Description of Request and Justification for Variance: _____

4. Detailed Request and Justification

Please indicate below the requirements for which a variance is being requested:

- | | | | |
|------------------------------------------|---------------------------------------|----------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Setbacks | <input type="checkbox"/> Signs | <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Loading Space |
| <input type="checkbox"/> Front | <input type="checkbox"/> Size | <input type="checkbox"/> Wall/Fence | <input type="checkbox"/> Height |
| <input type="checkbox"/> Side | <input type="checkbox"/> Height | <input type="checkbox"/> Area Requirements | <input type="checkbox"/> Off-Street Parking |
| <input type="checkbox"/> Rear | <input type="checkbox"/> Setback | <input type="checkbox"/> Other _____ | |

Please indicate the characteristics of your property which require the granting of a variance for your intended project:

- | | | |
|--------------------------------------|------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Too Narrow | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil Issues |
| <input type="checkbox"/> Too Small | <input type="checkbox"/> Slope | <input type="checkbox"/> Sub-Surface Issues |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Irregular Shape | <input type="checkbox"/> Other _____ |

Justification for granting the requested variance:

Please initial here to indicate that you believe your variance request is allowable based on the conditions of the concerned parcel as set forth with the ordinance as presented at the end of the application: _____

Please initial here to indicate that you believe no potential negative impacts upon the surrounding areas would be caused by your request: _____

Please initial here to indicate that you have attached a survey or sketch of the property including all buildings, structures, distances to lot lines, and the uses and nearby structures on all surrounding properties. This sketch does not have to be to scale, but does need to have accurate measurements noted upon it: _____

5. Affidavit

The undersigned acknowledges the request is granted or other conditions favorable to the undersigned are rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of this Ordinance; the undersigned further affirms that they are the (Please Specify: Owner, Lessee, or other type of interested party) _____ involved in the appeal and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her, or their knowledge and belief.

Applicant Signature: _____ Date: _____

The signature of the applicant herein allows board of appeals members to enter onto property to view the applicant's requests.

Applicant Signature: _____ Date: _____

6. Return this form and supporting materials to:

Professional Code Inspections
Lori Castello
1575 142nd Ave
Dorr, MI 49323
Ph. (616) 877-2000, Fax (616) 628-3335
Email: lcastello@pcimi.com

In order for your application to be presented in front of the City of Allegan Zoning Board of Appeals, the application and supporting materials must be submitted thirty (30) days before the meeting that you wish your application to be considered. The City of Allegan Zoning Board of Appeals meets as necessary at City Hall (231 Trowbridge St., Allegan, MI 49010).

Accompanying fee (\$350.00) must be sent to City Hall at 231 Trowbridge St., Allegan, MI 49010. Applicants may pay by credit card by calling (269) 673-5511. An additional fee will apply if paying by card.

If you have any questions regarding this form, please contact Professional Code Inspections at (616) 877-2000.

For Office Use Only

Date Application Received: _____ Check Number: _____
Date Notice Sent: _____ Date of Hearing: _____
Date Action Taken: _____ Approved Denied



City of Allegan Zoning Ordinance

1805.10 Standards for Variances

- A. Subject to the requirements in subsection B below, and in addition to other duties and powers specified within this Ordinance, the ZBA, after public hearing, shall have the power to decide applications for variances:
1. Where it is alleged that by reason of the exceptional narrowness, shallowness, or shape of a specific parcel of property or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of the property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship, provided that the ZBA shall not grant a variance on a lot if the owner or members of his family own adjacent land which could, without undue hardship, be included as part of the lot.
 2. Where it is alleged that there is unnecessary hardship in carrying out the strict letter of this Ordinance and a request made to vary such regulations so that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.
 3. Where it is alleged that the condition of the specific property or the intended use of said property is not of so general or recurrent a nature as to make reasonably practical a general regulation as part of this Zoning Ordinance.
- B. No variance in the provisions or requirements of this Ordinance shall be effected by the ZBA unless it finds from reasonable evidence that such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this Ordinance or of the public health, safety and welfare, and, further, that two of the following facts and conditions exist:
1. That there are exceptional or extraordinary circumstances of conditions applying to the specific property that do not apply generally to other properties in the same zone.
 2. That such variance is necessary for the preservation and the enjoyment of a substantial property right similar to that possessed by other properties in the zone, provided that increased financial return shall not be deemed sufficient to warrant a variance.
 3. That the condition or situation of the specific property or the intended use is not so general or recurrent a nature as to make reasonably practical a general regulation as part of this Zoning Ordinance.