



VILLAGE OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

APPLICATION FOR ZONING BOARD OF APPEALS HEARING

Application is being made for: Appeal Variance

Property Address: _____

Tax ID Number: _____

Property Owner Name: _____ Phone: _____

Property Owner Address: _____

Applicant Name: _____ Phone: _____

Applicant Address: _____

Type of Improvement Proposed: _____

Reason Waiver is Requested (explain practical difficulty or hardship): _____

Application Procedure: Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
		A complete, signed application form, with application fee.
		A site plan, drawn to scale and fully dimensional, showing the entire lot; the location of all existing structures including buildings and signs; the proposed improvements; lot area calculations to show compliance with building coverage allowances for the zoning district; and land contours (if applicable).
		In the case of buildings, sketches or elevations. For additions, both the old and new structures must be included to show how the addition relates to the existing structure.
		In case of appeals, a clear description of the order, requirement, decision, or determination for which the appeal is made and grounds for appeal (Please attach to this application).

General Information

At the public hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, the following four standards apply in determining whether practical difficulty is sufficient to warrant granting of the variance.

1. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such restrictions unnecessarily burdensome;
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners;
3. The plight of the land owner is due to unique circumstances of the property; and
4. The problem is not self-created.

The application and a site plan must be filed at least 4 weeks prior to the public hearing. Please call the Village Community Development Office at (734) 426-8303 x 15 for meeting dates and deadlines.

Owner’s Signature	Date	Applicant’s Signature	Date
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Staff Review:	Fee:	Residential \$250	Non-Residential \$350
	Date Received:	_____	Receipt # _____

Regulations (Ordinance Sections) to be waived: _____

Code Requirement: _____

Proposal: _____

Zoning Board of Appeals Action:	Approved	Denied	Date: _____
Planning Commission Action:	Approved	Denied	Date: _____
Village Council Action:	Approved	Denied	Date: _____

APPROVAL STAMP: