

ZONING BOARD OF APPEAL - APPLICATION FOR VARIANCE

NAME: _____

ADDRESS: _____

PHONE: (Home) _____ (Business) _____

A variance is requested for the property located at the following address:

The Zoning Board of Appeals may authorize the following special exceptions to the City regulations provided they are consistent with the public welfare and do not injure neighboring property uses:

1. Permit the reconstruction, extension or enlargement of a building occupied by a nonconforming use (provided it does not prevent the return of the property to a conforming use.)
2. Permit modification of the height, yard area and parking regulations, to enable a parcel of land of restricted area and/or shape to be appropriately developed, which would not otherwise be possible.

Please describe the purpose of the variance request. The explanation should include any unique circumstances or physical features of the property, which justify the granting of a special exception.

(attach additional page if necessary)

Signature of Applicant: _____ Date: _____

ZBA fee of \$150.00 has been received by: _____

City Official

I hereby certify that the variance request was acted on by the Clare ZBA in the following manner: _____ Approved _____ Disapproved

Comments: _____

_____ Date: _____

Certified by

VARIANCE STANDARDS CHECKLIST

The following minimum standards outlined herein should be applied in considering and reviewing all Use and Dimensional Variance requests submitted for approval within the City of Clare.

***Standard.* Do special or unique conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district?**

Answer.

***Standard.* Does a literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance; is the variance the minimum necessary?**

Answer.

***Standard.* Do the special conditions and circumstances result from the actions of the applicant?**

Answer.

***Standard.* Is the granting of this variance in harmony with the general purpose and intent of the Chapter 52, Zoning and Planning, of the City's Ordinance Codes?**

Answer.

***Standard.* Will granting of the variance be injurious to the neighborhood or otherwise detrimental to the general welfare of the surrounding district or the City?**

Answer.

***Standard.* Will the spirit of Chapter 52, Zoning and Planning, of the City's Ordinance Codes be observed, public safety secured, and substantial justice done if the variance is approved?**

Answer.