

**CEDAR CREEK TOWNSHIP
6556 SWEETER RD
TWIN LAKE, MI 49457
231-821-0014
APPLICATION FOR VARIANCE**

Fee: \$400
(Non-Refundable)

The following information is requested pursuant to the Cedar Creek Township Code of Ordinances, Chapter 16.

Fee: \$400 (Nonrefundable) Due upon submittal of application along with seven copies of a site plan containing the information required by Section 14.1.C.2.*

_____ Name of Applicant	FOR OFFICE USE ONLY Case # _____
_____ Address of Applicant	Hearing Date _____
_____ (City, State, and Zip Code)	Action Taken _____
_____ Telephone Numbers (Home and Business)	_____ Email Address

LOCATION OF REQUEST

Address of Property _____ Parcel # _____

Zoning District _____ Legal Description _____

ACTION REQUESTED

It is hereby requested that the Cedar Creek Zoning Board of Appeals approve the issuance of a variance on the property described above for the purpose of:

Present use of property _____

AFFIDAVIT

The undersigned affirms that he/she or we is/are the _____ (specify owner or person(s) with equitable interest in subject property) involved in the application; ___ year(s) from said date, and that I/we am/are able from a legal, financial, and physical basis to do so; 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/our knowledge and belief.

_____ Applicant Signature(s)

_____ Date

Zoning Board of Appeals Applicant Information

A variance is permission to deviate from the requirements of the zoning ordinance. It is the responsibility of the applicant to convince the Zoning Board of Appeals to grant a variance by providing drawings, letters from neighbors, and pertinent information. All of the standards listed below must be found in the applicant's favor in order for the ZBA to grant a variance.

Non-Use Variance Standards:

A non-use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and that all of the following conditions are met:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district.
2. That the condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations. Unique Circumstances include: exceptional narrowness, shallowness or shape of a specific property on the effective date of this chapter, or by reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure or by reason of the use or development of the property immediately adjoining the property in question, the literal enforcement of the requirements of this chapter would involve practical difficulties.
3. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.
4. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.
5. The variance will not impair the intent and purpose of this Ordinance.
6. That the immediate practical difficulty causing the need for the variance request was not created by any action of the applicant.

Per Ordinance 16.6C, Granting of Use variances shall be prohibited.