Village of Howard City
Non-Use Variance Application
Application Fee: $150.00 + costs incurred

Owner Information

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail : _____

Site Information

Site Address: _____

Parcel Number: _____

Reason for Request:

_____
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Variance Justification:

In order for the Zoning Board of Appeals to approve your request you must provide justification for each of the following six criteria:

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.

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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;

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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.

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4) The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.

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5) The variance will not impair the intent and purpose of this Ordinance.

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6) That the immediate practical difficulty causing the need for the variance request was not created by any action of the applicant.

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Please attach all required documents noted in the process review sheet.

Office Use Only

Application Fee Paid _____ Receipt # _____ Date:_____

Village Manager Signature: _____