

Bengal Township

ZBA Application

Please mail application, site plan, all relative documents, and fees to:

800 South US27 #124
St. Johns, Michigan 48879

PLANNING DEPARTMENT USE ONLY

Application Received: _____ Fee: _____ Receipt #: _____
Sent to McKenna Associates: _____

Applicant must provide **15 copies** of the application, plot plans, and all relative documents at least thirty (30) days prior to the next regularly scheduled meeting.

All requests to address the Zoning Board of Appeals will be reviewed by McKenna Associates. Applicant will receive written comments and recommendations prior to regularly scheduled ZBA meeting.

A Public Hearing may be required, in which all properties within 300 feet of address will be notified of proposed change, and will have the opportunity to speak before the Board. The decision of the Zoning Board of Appeals is **final**.

DATE _____ PROJECT ADDRESS _____

APPLICANT INFORMATION

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Cell: _____

Email: _____

PROPERTY DESCRIPTION

Existing Zoning Classification: ☐ A-2 (General Agriculture) ☐ I-1 (Light Industrial)

Parcel Size (Sq. Ft.): _____

Current Use of Property: _____

Has the property previously been approved for a variance(s)? ☐ Yes ☐ No

If yes, indicate date: _____

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ACTION REQUESTED

Please check one. A request for multiple types of reviews may require a separate form.

_____ Appeal of Administrative Order

_____ Interpretation of Map _____ Interpretation of Section # _____

_____ Dimensional Variance (*required setback, height, lot coverage, lot width, lot size, etc.*)

_____ Use Variance (*specify intended use*): _____

_____ Variance from Zoning Ordinance Requirement – Section # _____

_____ Other (*please specify*): _____

DIMENSIONAL VARIANCES AND VARIANCES FROM ZONING ORDINANCE

REQUIREMENTS - EXPLANATION OF PRACTICAL DIFFICULTIES

Please only fill out the section for the type of variance or review you are requesting.

Dimensional Variances, which are deviations from the dimensional zoning requirements, i.e. height, bulk, setback, and variances from other zoning ordinance requirements, such as the amount of investment in a non-conforming property, may only be granted by the Zoning Board of Appeals upon finding that a practical difficulty exists. All of the following conditions must be determined to apply to your case in order to determine that a true practical difficulty exists. **Attach additional pages if necessary.**

- A. Explain how:** Strict compliance with restrictions governing area, setback, frontage, height, bulk, density, or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.

- B. Explain how:** Granting the variance will provide substantial justice to the applicant, as well as other property owners.

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- C. **Explain how:** The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.

- D. **Explain how:** The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area to other properties in the same zoning district.

- E. **Explain how:** The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.

- F. **Explain how:** Granting the variance will not impair the public health, safety, comfort, or welfare of the inhabitants of Bengal Township.

USE VARIANCES – EXPLANATION OF UNNECESSARY HARDSHIP

A Use Variance is a variance that permits the use of a property that is otherwise not permitted in a zoning district. The ZBA may grant a requested use variance only upon finding that an unnecessary hardship exists. Explain below how conforming to the Zoning Ordinance will place an unnecessary hardship upon the owner and the full enjoyment of the property. **Attach additional pages if necessary.**

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APPEALS OF ADMINISTRATIVE ORDERS, INTERPRETATIONS OF MAP OR ZONING ORDINANCE SECTIONS

When an applicant believes they have been aggrieved by a decision of the Zoning Administrator, they may appeal the decision to the Zoning Board of Appeals. The ZBA has the authority to hear and decide requests for interpretation of the Zoning Ordinance, including the Zoning Map. In the area below, please state the Section of the Zoning Ordinance that is relevant to your appeal or interpretation request. Please state any facts or conditions relevant to your application. **Attach additional pages if necessary.**

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to site plan approval.

Updated 3/28/17

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APPLICANT'S ENDORSEMENT

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Zoning Board of Appeals will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the Township and its employees or agents shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Property Owner

Date