

Application for Zoning Variance

Received



File Number

8555 Kalamazoo Ave SE
Caledonia, MI 49316
(616) 698-6640 • www.gainestownship.org

Project Address	Street: City: Zip:					
Parcel Number(s)	41-22- 41-22-					
Owner Name						
Owner Address	Street: City: Zip:					
Phone No. & Email	/					
Applicant Name						
Applicant Address	Street: City: Zip:					
Phone No. & Email	/					
Brief Description of Proposed Project/Use						
<i>I grant Township staff and Zoning Board of Appeals members permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
Owner Signature						
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	
Variance Type	☐ Dimensional			☐ Use		
Zoning Administrator	☐ Approved			☐ Approved w/Conditions		
	☐ Denied			☐ Withdrawn		
Signature				Date		
Notes						

Application for Zoning Variance

Applicant Response to Variance Standards

Depending on the situation, you will be applying for either a Dimensional or Use Variance.

*ZBA must find that **all** standards under 1-5.A) are met for Dimensional (Area) Variance,
OR
all under 1-5.B) for Use Variance approval*

1. A) Does the property display any unique circumstances that justify the need for the dimensional variance request, rather than the individual situation or desire of the applicant? (See definition of “unique circumstance.”)

OR

B) Is the use variance necessary due to the unique condition, location, or situation of the property in relation to the permitted and special land uses categorized within the applicable Zoning District?

2. A) Would approval of the variance request grant special privileges to the property owner requesting the dimensional variance that are not held by landowners in the same zoning district or vicinity?

OR

B) Does the unique nature of the property prevent the establishment of all other reasonable and appropriate permitted and special land uses categorized within the applicable Zoning District.

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3. A) Is the practical difficulty for which the dimensional variance is being requested a result from a self-created problem by the current landowner, such as personal desire, convenience, or preference, or was the practical difficulty created by a previous landowner? (See definition of "self-created problem.")

OR

B) Is the hardship for which the use variance is being requested a result from a self-created problem by the current landowner, such as personal desire, convenience, or preference, or was the practical difficulty created by a previous landowner? (See definition of "self-created problem.")

4. For A) & B) If approved, will the dimensional or use variance cause detriment to the public welfare, injury to neighboring properties, or change the essential character of the neighborhood? If so, please explain.

5. For A) & B) To the best of your knowledge, is the dimensional or use variance request consistent with the purpose and intent of the Master Plan, Gaines Charter Township Zoning Ordinance, and zoning district designation of the property?

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CHECKLIST FOR DIMENSIONAL VARIANCE	
General Information	
Date of original plan and document revisions	
Scale and north arrow	
Acreage excluding public right-of-way	
Existing Conditions	
Vicinity map showing overall location	
Lot lines and required setbacks (building envelop)	
Location, width, and purpose of all existing easements	
Site Planning Elements	
Proposed buildings, structures, fences, light poles, driveways, parking lots, landscaped areas, and other proposed physical infrastructure, as applicable	
Lot width, lot coverage, and setbacks noted for all buildings and structures	
Proposed changes to lot lines, if applicable	
Well and septic or connections to existing water and sewer lines, if applicable	
Supplemental Information	
Project description and brief narrative description of the project, including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces	
Building details	
Exterior elevations, showing building height and describing building materials	
Any other information required by the Zoning Administrator, Zoning Board of Appeals or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.	
For special land uses, provide responses to standards of approval	
For variances, provide responses to standards of approval	
For a nonconforming use special exceptions, provide responses to standards of approval	