

Woodstock Township, Application for Appeal

Zoning Board of Appeals

Applicant _____

Address _____

City, State, Zip _____

Contact No. _____

Email _____

Parcel Number/Tax ID- _____

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Name: _____

Address _____

City, State, Zip _____

Contact No. _____

If you are not the property owner what is your relationship?

- Builder
- Have option to purchase
- Agent/other _____

Proposed Construction Site Address (if known)

Property Information

Proposed Land Use/Building _____

Present Zoning _____

Parcel Size/Dimensions _____

Property Description _____

Size of Building, Structure, Addition _____

Percentage of Lot Covered _____

Central Sewer Available _____

Parcel Number/Tax ID _____

Application for Appeal Action

- Administrative Appeal, section 21.6 of the Zoning Ordinance.
Request* _____
- Interpretation, section 21.7 of the Zoning Ordinance.
Request* _____
- Variance, section 21.8 of the Zoning Ordinance.
Request* _____

*Attach additional sheets if required.

Required Attachments

- Attach Fee, \$320.00
- Requirements for the respective Zoning Ordinance section.
- Attach copy of ownership and legal property description.
- Written consent from the property owner if different than the applicant.
- Supplemental Information Worksheet.

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any permits that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permits that may be issued. Further, I agree with the permits that may be issued, with the understanding all applicable sections of the Woodstock Township Zoning Ordinance will be complied with. Further, I agree to notify the zoning administrator of Woodstock Township for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of Woodstock Township, Lenawee County and the State of Michigan to enter the property subject to any permit application for purposes of inspection. Finally, I understand that any permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Applicant Signature _____

Date _____

Zoning/Ordinance Administrator _____

Date Recieved _____

Parcel Number/Tax ID _____ - _____ - _____ - _____

Supplemental Information Worksheet.

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Zoning Department for assistance. HAVE YOU MET ALL OF THE FOLLOWING CRITERIA? (explain, do not respond with yes or no)

1) Does the characteristics of property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics?

2) What are the exceptional characteristics of the property for which the variance is sought?

3) Are the reasons that make compliance with the dimensional requirements of a personal nature?

4) Has the difficulty been created by the current or previous owner?

5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

6) Will the proposed variance be the minimum necessary?

Applicant Signature _____

Parcel Number/Tax ID _____ - _____ - _____ - _____

21.8.2 Standards for Review. A variance shall **not** be granted unless **all of the following standards are met:**

A. Special conditions and circumstances exist that are unique to the land, structures, or buildings involved, and are not applicable to other lands, structures, or buildings in the same district, subject to the following:

1. The existence of nonconforming dwellings, lots of record, structures, uses, or sites on neighboring lands in the same zoning district or other zoning districts shall not be considered grounds for a variance.

- ZBA Chairperson, int. _____

2. The special conditions and circumstances on which the variance request is based do not result from the actions of the applicant.

- ZBA Chairperson, int. _____

B. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this Ordinance.

- ZBA Chairperson, int. _____

C. Granting the variance requested would not confer upon the applicant any special privilege that is denied by the Ordinance to other lands, structures, or buildings in the same district.

- ZBA Chairperson, int. _____

D. A variance granted shall be the minimum that will make possible a reasonable use of the land, building, or structure. The Board of Appeals may consider lesser variances than that requested by an applicant.

- ZBA Chairperson, int. _____

E. The variance granted shall be in harmony with the intent of this Ordinance and will not be injurious to the environment, neighborhood, or otherwise detrimental to the public interest.

- ZBA Chairperson, int. _____

Zoning Board of Appeals, Action.

Approval

Notes/Issues _____

Denial

Notes/Issues _____

Partial Approval

Notes/Issues _____

Determination

Notes/Issues _____

Date _____

Zoning Board of Appeals Chair _____

Notice of Public Hearing

- Posting/Published Date _____
- Publishing Media _____
- Hearing Date _____

Distribution copies

- Applicant
- Township Clerk
- Zoning Department
- Building Department
- Assessing Department
- file

Parcel Number/Tax ID _____ - _____ - _____ - _____

Parcel Number/Tax ID _____ - _____ - _____ - _____