



APPLICATION FOR BOARD OF ZONING APPEALS

INSTRUCTIONS

1. Complete Sections 1 through 9 of this application.
2. See Page 4 for complete application instructions.
3. Application submission deadline is no later than 4:00 p.m. on the 30th day prior to the next BZA meeting date. This date may be revised due to holidays that affect publication deadlines.

(updated Sept 2017)

See Page 4 of this application for more information regarding the submission deadline and possible deadline changes. Submission deadline is firm. Late submissions are placed on the next meeting agenda.

1. Appellant Name _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Email _____

2. Address of PROPERTY involved in appeal _____

Legal Description _____

3. Appellant's interest in property: Owner Other (specify) _____

Attach Proof of Ownership of property, consisting of title insurance, purchase agreement. If you are applying on behalf of the owner, a notarized letter of authorization from the property owner must also accompany this application as well as proof of ownership.

4. Decision being appealed is Building Official or Other (specify) _____

The specific decision being appealed is attached YES OR is fully described as follows:

Date of decision being appealed _____

BOARD ACTION

GRANTED DENIED

DATE HEARING SCHEDULED

CASE NUMBER

CITY USE ONLY

**City of Northville
BOARD OF ZONING APPEALS**

**APPELLANT'S STATEMENT OF GROUNDS FOR
APPEAL AND VARIANCE REQUESTED**

5. GROUNDS FOR APPEAL. This appeal is being made on the grounds that:

~ Check appropriate items ~

The Zoning Ordinance is available on the City's website. <http://www.ci.northville.mi.us/Services/Building/ZoningOrdinance.asp>

- (a) Appellant alleges that there is an ERROR in the decision or order being appealed. (Article 25, Section 25.04.a)
- (b) Dimensional Variance: Appellant alleges that strict application of the provisions of the Zoning Ordinance will result in PRACTICAL DIFFICULTIES upon the owner, because of the unique physical characteristics or other extraordinary or exceptional conditions of the property. Seven criteria will be used to evaluate the variance request, as listed in Article 25, Section 25.04.b. The applicant must address these criteria in Item #6 of this application. **See #6 for survey requirement.**
- (c) Use Variance: Appellant alleges that the property cannot be reasonably used for any of the uses allowed within the current zoning district designation, and that the unique circumstances peculiar to the property results in exceptionally UNDUE HARDSHIP upon the owner. Six criteria will be used to evaluate the variance request, as listed in Article 25, Section 25.04.c. The applicant must address these criteria in Item #6 of this application.
- (d) Appellant alleges that an exception or interpretation on the Zoning Map is necessary to preserve and promote the character of the zoning district (Article 25, Section 25.04.d).
- (e) Appellant requests approval for TEMPORARY BUILDING, or after review and comment by the Planning Commission, a TEMPORARY USE (Article 25, Section 25.04.e).
- (f) Appellant requests approval to expand, extend, or enlarge a NON-CONFORMING USE (Article 22, Section 22.01.3).
- (g) Appellant requests approval to expand, extend or enlarge a NON-CONFORMING STRUCTURE (Article 22, Section 22.01.4).

6. A complete statement, including necessary drawings and other material, regarding the alleged practical difficulty or hardship and/or other conditions or circumstances, which the appellant feels is justification of the appeal is attached – OR is described below. *A property survey, prepared and sealed by a certified surveyor is required for all Dimensional Variance requests. The survey must show the site features and dimensions that are the subject of the variance request. A mortgage survey does not meet this requirement and shall not be accepted.*

7. ZONING ORDINANCE SECTIONS – for which a variance, exception, or interpretation is requested:

8. NATURE AND EXTENT OF VARIANCE REQUESTED. A complete statement, including necessary drawings, regarding the specific variance or interpretation being requested is attached – OR is described as follows:

9. A complete statement as to the grounds for this appeal, and the nature and extent of the variance being requested is noted on page 2 of this application. The applicant hereby affirms that the statements contained herein on pages 1, 2, and 3 are true and complete to the best of their knowledge & belief.

The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the appellant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. The applicant must complete and sign this section or the application will not be accepted.

Signature of Applicant** _____ Date _____

Print Applicant's full legal name (individual or company) _____

Applicant Address _____

Applicant Telephone Number _____

****If the Applicant is not the owner, a notarized letter of authorization from the property owner must accompany this application (see Page 1, #3)**

PROCEDURES TO APPEAR BEFORE THE BOARD OF ZONING APPEALS

APPLICATION DEADLINE AND MEETING INFORMATION

- **Submission deadline (Please read this entire section):** The application submission deadline is no later than 4:00 p.m. on the 30th day prior to the BZA meeting date. **This date may be revised and moved earlier due to holidays that affect newspaper publication submission deadlines or for submission dates that fall on a Saturday or Sunday.**

If the submission deadline is moved to a date earlier than the 30th day prior to the meeting, that is the deadline that prevails. Check the City's website for a list of application submission deadlines.

<http://www.ci.northville.mi.us/Government/BoardsAndCommissions/ProceduresToAppear.asp#Zoning>

The submission deadline is firm. Late submissions will be placed on next meeting agenda.

- Board of Zoning Appeals meetings are held the first Wednesday of the month at 7:00 p.m. at the City of Northville Municipal Building. If there is a change in the meeting date or time, the change will be posted in City Hall and on the City's website.
- The applicant or a representative should be present at the meeting to answer BZA members' questions.
- Prepare for the meeting by reviewing minutes of previous BZA meetings. BZA minutes are available on the City's website (<http://www.ci.northville.mi.us/ReferenceDesk/Minutes/MinutesOverview.asp>).

APPLICATION INSTRUCTIONS

- Complete Sections 1 – 9 of the application in its entirety.
- Attach Proof of Ownership of property, consisting of title insurance, purchase agreement. If you are applying on behalf of the owner, a notarized letter of authorization from the property owner must also accompany this application as well as proof of ownership.
- If this is a Dimensional Variance request, a property survey is required as described in #6. A mortgage survey does not meet the requirement and shall not be accepted.
- Make 16 copies of the completed application and 16 copies of any back up documentation required to support your appeal (i.e. denial letter from Building Official, site plan, pictures, plot plans, certified property survey, proof of ownership, etc).
- Assemble 16 identical packets and submit the packets to the Building Department as follows:
 1. The Application must be on the top of each packet
 2. Back up documents must be folded to the same size as the application.
Applications submitted in "pocket style folders," with documents in each folder pocket, will not be accepted. **Submissions in individual folders, binders, etc. will not be accepted.**
- Applications that are not signed, are incomplete, or submissions not in complete and identical packets as described above will not be accepted.
- Fees must be submitted at the time of application. Applications submitted without fees are not considered a timely submission, and shall be deferred to a future meeting.

FEES:

Variance Application – Single Family Residential	\$250
Variance Application – All Other Uses	\$350

FEES NOTE: When a quorum is present and the applicant declines to have their case heard, the applicant shall re-apply to the BZA. Applicant shall pay the application fee and provide 16 complete sets (application & all required documents) by the BZA submission deadline.