

CITY OF CASEVILLE

6767 MAIN ST., P.O. BOX 1049
CASEVILLE, MI 48725
989-856-2102

ZONING VARIANCE OR APPEAL APPLICATION

Fee: \$300.00

Property ID Number 3253- _____

Property Address: _____

Property Dimensions: _____

Applicant's Name: _____

Owner's Name: _____

Address: _____

Phone: _____

List all deed restrictions & easements: _____

Legal description of property: _____

REQUIRED INFORMATION:

List the City Ordinance section and subsection that is involved with this variance or appeal:

What is the proposed variance or appeal?

Filing procedure's: Once ALL paperwork and payments are received a meeting will be scheduled. A notice of meeting must be published in paper 15 day before meeting date. A notice of variance/meeting must be mailed to the surrounding 300 ft neighboring area.

To obtain a variance you must show that an unnecessary hardship or a practical difficulty unique to the property exists. This requires demonstrating ALL four of the attached circumstances exist.

Signature: _____ Date: _____

(INCLUDE THIS FORM WITH YOUR SITE PLAN APPLICATION)

Office Use Only

Date Rec: _____

Application No.: _____

Amt Paid: _____

Check No.: _____

Receipt No: _____

1264.07 STANDARDS FOR VARIANCES.

The Zoning Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as use, lot area and width, building height, bulk, yard and depth and off-street parking and loading space, as established in this Zoning Code, provided that the following conditions can be met:

- (a) To obtain a variance the applicant must show that an unnecessary hardship or a practical difficulty unique to the property exists. This requires demonstrating that all four of the following circumstances exist:
 - (1) That strict compliance with the strict letter of the provisions of this Zoning Code (use, setbacks, frontage, height, bulk or density) would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such restriction unnecessarily burdensome;
 - (2) That the plight of the property owner is due to unique circumstances peculiar to the property (i.e. odd shape or a natural feature like a stream or wetland) and is not due to general neighborhood conditions;
 - (3) That the proposed use would not alter the essential character of the area; and
 - (4) That the problem was not self-created.