

CHARTER TOWNSHIP OF OSCODA
110 S. State Street, Oscoda MI 48750 Phone 989-739-9019

Case # _____

Fee: \$ _____

ZONING BOARD OF APPEALS

Application for: (See back for descriptions)

Rcpt. # _____

Variance Interpretation Administrative Review

Property Address: _____

Property Owner:

Applicant (if not owner):

Name: _____

Name: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Position: _____

Property Description: Parcel No. _____

Size: _____ Zoning: _____

Cross Streets: _____ and _____

Nature of Request: _____

Rationale for Request: (For variances, also fill out page 3 and 4 of this application)

(add additional pages as necessary)

Read Carefully: I am the owner of the property included in this application or am officially acting on the owners' behalf. I hereby attest that the information on this application form, the site plan and other attachment(s) is, to the best of my knowledge, true and accurate. I hereby grant permission to the Township Staff and/or any appropriate Township Official to access this property to review the accuracy of the information submitted.

Please Note: The applicant or their official representative should be present at the Zoning Board's Public Hearing to present the appeal and answer any questions Board Members may have.

Applicant's Signature

Date

The Board shall have the power to:

1. Interpret, upon request, the provisions of this Ordinance in such a way as to carry out the intent and purpose of the Ordinance.
2. Determine the precise location of the boundary lines between Zoning Districts.
3. Classify a use which is not specifically mentioned as part of the use regulations of any Zoning District so that it conforms to a comparable permitted use, in accordance with the purpose and intent of each district. Where there is no comparable permitted use, the Zoning Board of Appeals shall so declare, the effect being that the use is not permitted in the Township until or unless the text of the Ordinance is amended to permit it.

Section 8.3.3 Variances

A variance in the Zoning Ordinance may be applied for and granted under section 4 of the Uniform Condemnation Procedures Act, 1980 PA 87, MCL 213.54, and as provided under Ordinance. The Zoning Board of Appeals shall state the grounds of any determination made by the Board.¹⁰

The Board shall have the power to authorize, upon an appeal, specific variances from site development requirements such as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements;

To obtain a variance, the applicant must show that the following conditions listed below are satisfied:

1. Would Strict adherence to the Charter Township of Oscoda Ordinance unreasonably prevent the owner from using the property for a permitted use, or make the use extremely difficult? ^{13, 16}
2. Would strict adherence to the Charter Township of Oscoda Ordinance deprive the applicants of rights commonly enjoyed by other properties in the same district, and is the variance request the minimum necessary? ^{13, 16}
3. Is the variance request due to unique circumstances related to the property, and not conditions that are common in the neighborhood or that particular zoning district? ^{13, 16}
4. Is it true that the circumstances and conditions of the property and variance request are not a result of the actions of the applicant or previous property owner? ^{13, 16}
5. Is it true that granting the variance will not be detrimental to adjoining property or the general welfare? ^{13, 16}
6. Will granting this variance be in harmony with the general purpose and intent of the Charter Township of Oscoda Ordinance? ^{8, 13, 16}

Section 8.3.4. Deleted³ (Approval of Temporary Uses)

Section 8.3.5 Attachment of Conditions

The Zoning Board of Appeals may impose conditions upon an affirmative decision. The conditions may include, conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall do all the following:

Applications for Variances

Property Address: _____

To obtain a variance, the applicant must show that the following conditions listed below are satisfied. Please type or write legibly; use the back or add additional sheets as necessary.

1. Would strict adherence to the Charter Township of Oscoda Ordinance unreasonably prevent the owner from using the property for a permitted use, or make the use extremely difficult?

2. Would strict adherence to the Charter Township of Oscoda Ordinance deprive the applicants of rights commonly enjoyed by other properties in the same district, and is the variance request the minimum necessary?

3. Is the variance request due to unique circumstances related to the property, and not conditions that are common in the neighborhood or that particular zoning district?

4. Is it true that the circumstances and conditions of the property and variance request are not a result of the actions of the applicant or previous property owner?

5. Is it true that granting the variance will not be detrimental to adjoining properties or the general welfare?

6. Will granting this variance be in harmony with the general purpose and intent of the Charter Township of Oscoda Ordinance?

Property Owner's Signature

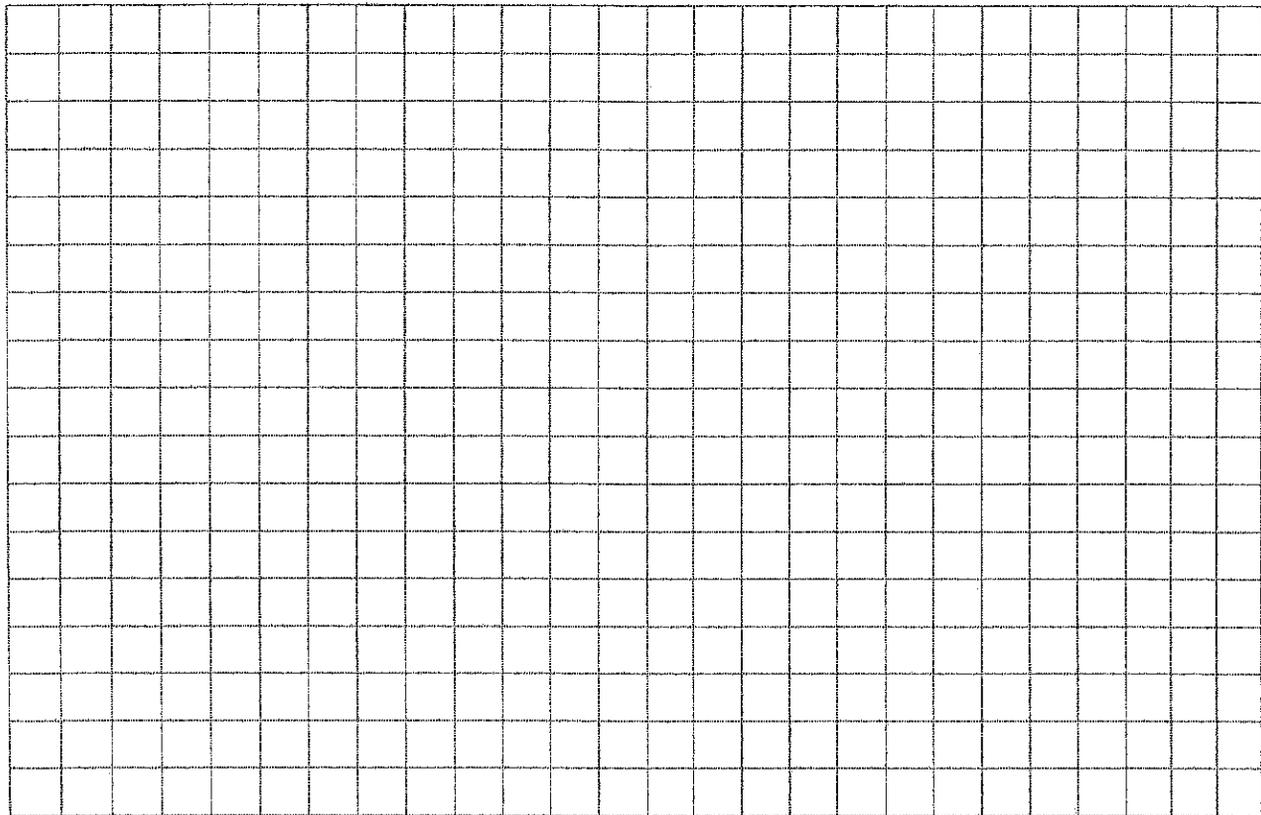
Date

SITE PLAN DRAWING

As part of a Variance application or other application that concerns the existing or proposed improvements on the property, an accurate site plan must be submitted, including:

- a. Property dimensions, including total width and depth, and a "North" arrow.
- b. All structures currently located on the property with their size(s) indicated.
- c. The exact distance(s) between all structures on the property.
- d. All roads or easements adjoining, abutting or traversing the property.
- e. An accurate depiction of the driveway access to the property and parking areas.
- f. The proposed placement of any new structure, addition or other improvement on the property, showing the dimensions of the improvements and the distances between them and other structures and the lot lines.

Note: The site plan information should be included on, or with, a copy of a *property survey*. However, the applicant may use the grid area below, or a similar format, to provide the required drawing information. The Zoning Board or the Zoning Administrator may require a survey or other additional information as necessary to ensure each application meets applicable standards in the Zoning Ordinance.



APPLICANT CERTIFICATION

I certify the above or attached drawing accurately reflects the subject property as surveyed including property lines and the height, size, and setbacks of existing and proposed structures and improvements.

Signature (Applicant)

(Date)

For official use:

Property Address: _____ Case #: _____

Application Submitted: _____ Accepted as Complete: _____ By: _____

Public Notice Mailing Date: _____ Publication Date: _____

Date of Public Hearing: _____ Materials to Board: _____

Zoning Board of Appeals Action: Approved Approved with Conditions
 Denied

_____ Date

Conditions of Approval: _____

Decision Certified: _____
Chairperson Date

Letter Sent to Applicant: _____
Zoning Administrator Date