

**ISABELLA COUNTY  
ZONING BOARD OF APPEALS  
Application for Variance**

**APPLICANT INFORMATION:**

Name \_\_\_\_\_ Owner/Agent/Other (Circle One)

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email Address \_\_\_\_\_

**PROPERTY OWNER INFORMATION: (if different from applicant)**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email Address \_\_\_\_\_

**PROPERTY INFORMATION:**

Address/Location \_\_\_\_\_

Tax I.D. Number \_\_\_\_\_

Zoning District \_\_\_\_\_ Township \_\_\_\_\_ Section \_\_\_\_\_

Directions to property \_\_\_\_\_

**ATTACHMENTS:** Please submit the following items with the application.

A Site Plan showing the following: Dimensions of property, location of roads, easements and driveways. The location and dimension of any existing buildings and/or structures; any unique natural features such as lakes, rivers, streams, wetlands, steep slopes. The location and dimensions of proposed building(s) and/or structures.

A copy of the deed and accurate legal description of property.

The applicant must demonstrate evidence of a practical difficulty and demonstrate that **ALL** conditions in Section 14.04 (C) (1-5) are met (see reverse).

Nature of request: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**Optional:** I hereby grant permission for members of the Isabella County Zoning Board of Appeals and Zoning Administrator to enter the above-described property for the purposes of gathering information related to this application.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

File # \_\_\_\_\_  
Received by \_\_\_\_\_

OFFICE USE ONLY  
Fee \$350.00  
Check Number \_\_\_\_\_

Date Received \_\_\_\_\_  
Receipt Number \_\_\_\_\_

**SECTION 14.04     VARIANCE REQUESTS AND PROCEDURES**  
***(08-07 Eff. July 20, 2008)***

- C.     Filing Procedures.     A written application for a non-use variance must be submitted to the zoning official and accompanied by a fee. A non-use variance may be allowed by the Zoning Board of Appeals only in cases where the applicant provides evidence of practical difficulty in the official record of the hearing and demonstrates that all of the following conditions are met:
1.     That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions may include:
    - (a)     Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Article or amendment.
    - (b)     By reason of exceptional topographic or environmental conditions or other extraordinary situation on the land, building or structure.
    - (c)     By reason of the use or development of the property immediately adjoining the property in question.
  2.     That the variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same Zoning District and in the vicinity. The possibility that compliance with this Ordinance may prove to be more expensive or otherwise inconvenient shall not be part of the consideration of the Zoning Board of Appeals.
  3.     The variance will not be detrimental to adjacent property and the surrounding neighborhood.
  4.     The variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested.
  5.     That the immediate practical difficulty causing the need for the variance request was not created by the applicant.