



CHARTER TOWNSHIP OF BRIGHTON

4363 Buno Rd. • Brighton, Michigan 48114-9298. • Telephone: (810)229-0550 Fax: (810) 229-1778

www.brightontwp.com

ZONING BOARD OF APPEALS APPLICATION

1. **Date Filed** _____ 3. **ZBA Number** _____

2. **Meeting Date** _____ 4. **Fee Paid** _____

5. Applicant Information

Name _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

Email _____

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) _____

6. Current Property Owner Information

Name _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

Length of Ownership _____

7. Location of Property for which the Variance is Requested

Address _____

Cross Streets _____

Tax I.D. # _____

8. Property Information

Zoning District _____

Area (Acreage) _____ Width _____ Depth _____

Current Use _____

9. Variance Request

Total Number of Variances Requested _____

Describe your Request _____

Section(s) of the Zoning Ordinance _____

10. Criteria for a Dimensional Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance.

- a. How would the strict compliance with the area, setbacks, frontage, height, bulk, density, or other non-use matters unreasonably prevent the owner from using the property for a permitted purpose or render the conformity unnecessarily burdensome?

- b. How would a variance do substantial justice to the applicant as well as to other property owners in the district?

- c. Would a lesser variance than the requested give substantial relief to the applicant and or be more consistent with justice to other properties? If not, please explain why?

- d. Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant?

- e. Is the variance requested the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty?

- f. Will the granting of the variance materially impair the intent and purpose of this ordinance?

11. Criteria for a Use Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance.

- a. Can the site be reasonably used for any of the uses allowed within the current zoning designation?

- b. Are there unique circumstances peculiar to the property and not generally applicable in the area to other properties in the same zoning district?

- c. Was the need for a variance self-created by either the applicant or the applicant's immediate predecessor?

- d. Will the capacity and operation of the infrastructure be significantly compromised?

- e. Will the granting of a use variance not alter the essential character of the neighborhood nor be a detriment to adjacent properties?

12. Criteria for Appeals and Interpretations

The Zoning Board of Appeals is bound by the same rules, procedures, and standards of the Ordinance. The Zoning Board of Appeals should uphold the original decision unless the record clearly shows that the original decision body or official was one of the following:

- a. Arbitrary and capricious; or
- b. Filled to ensure consistency with ordinance standards; or
- c. Made an error, such as relying on false or inaccurate information, or
- d. Constituted an abuse of discretion; or
- e. Was based upon erroneous interpretation of the zoning ordinance or zoning law.

Please describe how your appeal meets one of these criteria: _____

I, _____ (applicant), do hereby swear that the above statements are true.

I, _____ (property owner), hereby give permission for the Charter Township of Brighton officials, staff, and consultants to go on the property for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application.

Signature of Applicant

Date

Signature of Property Owner

Date

Brighton Township Zoning Board of Appeals Action

Approved/Denied _____

Date _____

Conditions of Approval _____

