



**ALPINE TOWNSHIP
ZONING BOARD OF APPEALS APPLICATION**

Date Filed:	_____
Fee Paid:	_____
Check #	_____
Rec'd By:	_____
Appeal #	_____
Hearing Date:	_____

5255 Alpine Ave. NW • Comstock Park, MI 49321 • (616) 784-9090 • Fax (616) 784-1234 • www.alpinetwp.org

Applicant's Name: _____

Mailing Address: _____
Street City Zip

Daytime Phone: _____

Other Phone: _____ E-mail: _____

Property Owner(s), if other than applicant: _____

Mailing Address: _____
Street City Zip

Daytime Phone: _____

Other Phone: _____ E-mail: _____

Permanent Parcel Number: 41-09- - - Zoning District: _____

Section(s) of the zoning ordinance being appealed: _____

EXPLANATION OF APPEAL:

The Zoning Ordinance: (circle one) requires / allows / does not allow:

If granted, the approval would allow:

Please Attach the Following Items to this Application:

1. **Legal description of the property.**
 2. **If the Applicant is not the Property Owner, the Applicant must provide the lease, purchase agreement or written authorization from Property Owner(s).**
 3. **A separate detailed written statement fully explaining the request (if not fully covered in your answers to the four standards). You are welcome to answer the standards on separate sheets of paper.**
 4. **A detailed legible site plan of the property illustrating current and proposed buildings and pertinent distances to lot lines and structures.**
 5. **Application Fee: \$200 AG, RA, R-1 and R-2 zones.
 \$400 all other zoning districts.**
- Special Meetings: \$300 AG, RA, R-1 and R-2 zones.
 \$600 all other zoning districts.**

DECLARATION:

I, the applicant, do hereby declare that I am the owner or the authorized agent of the owner of the above described property on which this application is made, and that the answers given herein are true to the best of my knowledge.

I have completed this application and attached all other appropriate materials and fees for a complete application, and agree to the Alpine Township Escrow Policy.

By virtue of my application, I do hereby declare that the appropriate appointed officials and Township staff responsible for the review of my application are given permission to visit and inspect the property in order to determine the suitability of the request.

Applicant's Name: _____	Date: _____
Applicant's Signature: _____	
Property Owner's Name: _____	Date: _____
Property Owner's Signature: _____	
Property Owner's Name: _____	Date: _____
Property Owner's Signature: _____	

JUSTIFICATION OF YOUR APPEAL: Briefly describe how your appeal meets the General Standards of Section 23.06 of the Alpine Township Zoning Ordinance. PLEASE NOTE THAT ALL FOUR STANDARDS MUST BE MET TO APPROVE A VARIANCE. Feel free to use separate sheets to answer the standards.

STANDARD 1: THAT THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLYING TO THE PROPERTY IN QUESTION AS TO THE INTENDED USE OF THE PROPERTY THAT DO NOT APPLY GENERALLY TO OTHER PROPERTIES IN THE SAME DISTRICT.

In other words: There must be unique circumstances or conditions about this property, not your use of the property. The Zoning Board of Appeals gives a variance that stays forever with the property, so they need to determine what is special or different about your circumstances.

STANDARD 2: THAT SUCH A 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 OF INCREASED FINANCIAL RETURN SHALL NOT OF ITSELF BE DEEMED SUFFICIENT TO WARRANT A VARIANCE.

In other words: In giving the variance, will the Zoning Board of Appeals be assuring that you have the same rights that other property owners in the same zoning district or vicinity have?

STANDARD 3: THAT THE AUTHORIZING OF SUCH A VARIANCE WILL NOT BE OF SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY AND WILL NOT MATERIALLY IMPAIR THE INTENT AND PURPOSES OF THIS ORDINANCE OR THE PUBLIC INTEREST.

In other words: The variance cannot create a situation that may be harmful or damaging to the neighbors' properties or the public interest.

STANDARD 4: THAT THE CONDITION OR SITUATION OF THE SPECIFIC PIECE OF PROPERTY, OR THE INTENDED USE OF SAID PROPERTY FOR WHICH THE VARIANCE IS SOUGHT IS NOT OF SO GENERAL OR RECURRENT A NATURE AS TO MAKE REASONABLY PRACTICABLE THE FORMULATION OF A GENERAL REGULATION FOR SUCH CONDITIONS OR SITUATION.

In other words: The variance cannot set a precedent. In granting this appeal, the Zoning Board members need to be assured that your property is so unique, or your situation so distinct or specific that do not need to fear that other residents will be in with the same or similar request. If they feel it could be a situation that reoccurs, they cannot give a variance. They may wish to ask the Planning Commission to review Sections of that portion of the Ordinance because they are restricted from granting numerous requests.
