



Use (Non-Dimensional) Variance



What is a Use Variance?

A use variance permits the use of land that is not otherwise permitted in that zoning district.



Who may grant variances?

The Michigan Enabling Act ,PA 210 of 2006, requires that variances only be granted by the Zoning Board of Appeals (ZBA).

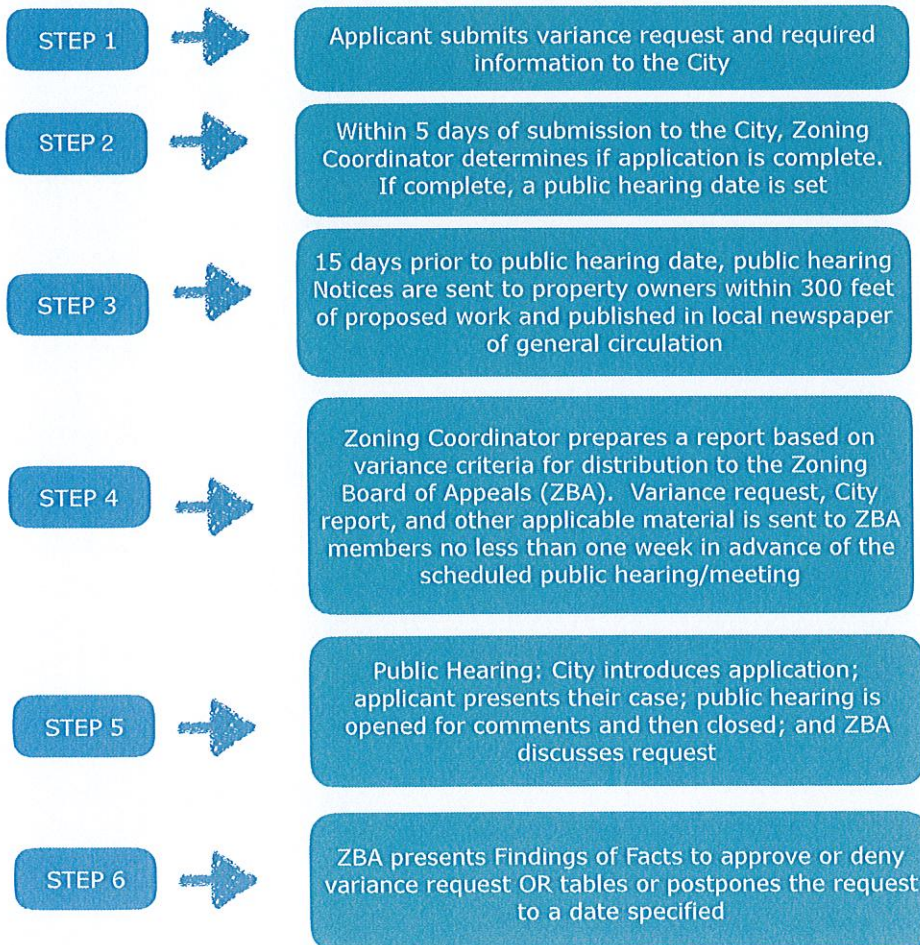


What criteria are evaluated in a granting a use variance?

The Zoning Board of Appeals may authorize a use variance when the applicant demonstrates an undue hardship because:

1. The property's unique condition, location, or situation for the intended use creates an undo hardship.
2. The need is not created by the applicant.
3. The variance does not alter the essential character of the neighborhood or adjacent properties.
4. The property cannot be reasonably used for the uses permitted in the district.
5. The variance is consistent with the Master Plan and Zoning Ordinance.

Variance Application Process



A variance runs with the land. Change of ownership has no bearing on variance.

Findings of Fact are the conditions/basic facts (from the statute) that exist to support the decision of the Board.

Zoning Board of Appeals Meeting
3rd Thursday
7:00 p.m. City Hall

355 Warren Street
South Lyon, MI 48375

(248)437-1735
www.southlyonmi.org

Hours of Operation:
Monday through Friday
8:30 a.m. to 5:00 p.m.