

**Variance Application**  
Benona Township  
7169 W. Baker Rd., Shelby MI 49455

**2010**  
Fee \$250.00

This application is to provide justification by the property owner for the approval of a variance from Benona Township Zoning Ordinance.  
A completed Zoning Permit Application shall accompany this application.

Please read carefully, complete, and sign. Please call the Zoning Administrator if there are any questions. 861-2154. Friday mornings. Bill Airy Res. Evenings. 861-2357.

The applicant should be able to show strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Zoning Board of Appeals to determine whether unnecessary hardship exists, the applicant should provide answers to each of the following questions.

a. Can the property in question be used in a manner permitted by the Zoning Ordinance if the variance is not granted? Yes \_\_\_ No \_\_\_ If no, what unnecessary hardship will result if a Variance is not approved? \_\_\_\_\_  
\_\_\_\_\_

b. To the best of your knowledge, can you affirm that the hardship described above is not self-imposed. Yes \_\_\_ No \_\_\_

c. Is the VARIANCE applied for due to unique and unusual circumstances present on your property or to general conditions in the area? Yes \_\_\_ No \_\_\_  
If yes explain how? \_\_\_\_\_  
\_\_\_\_\_

d. Will strict application of the terms of the Ordinance deny use of the property or any purpose to which it is reasonably adapted. Yes \_\_\_ No \_\_\_

e. Would granting a variance change the essential character of the area. Yes \_\_\_ No \_\_\_

f. Would granting a variance be contrary to any Plat or Deed restrictions or covenants? Yes \_\_\_ No \_\_\_ Explain \_\_\_\_\_  
\_\_\_\_\_

g. Would granting a variance be contrary to the intent and purpose of the Zoning Ordinance? Yes \_\_\_ No \_\_\_ Explain? \_\_\_\_\_  
\_\_\_\_\_

h. Present use of property. \_\_\_\_\_

i. Have you placed or started to build structure? Yes \_\_\_ No \_\_\_  
Explain: \_\_\_\_\_  
\_\_\_\_\_

j. Are there any buildings or structures on the property? Yes \_\_\_ No \_\_\_  
Note them on your site plan.

k. Will the proposed use adversely affect the health, safety, or enjoyment of property or persons who live or work in the neighborhood?

l. Will the proposed use be detrimental or injurious to property values in the neighborhood? Yes  
\_\_\_ No \_\_\_

m. A completed Benona Township Zoning Application must be submitted along with this Variance Application.

n. Attach any additional information to substantiate your variance request. Eg. Letter from neighbor where variance will impact. Note: All neighbors within three hundred feet of a Variance request shall be notified in writing of this request.

o. Indicate below the Ordinance requirements from which you seek relief, (the subject of your variance request.)

\_\_\_\_\_ set back from the road right of way. \_\_\_\_\_

\_\_\_\_\_ set back from side yard (note which side of parcel) or rear yard.

Note lot size of property or parcel. Lot to be staked for inspection by ZBA members. Note: Layout of structures and property lines and road right of way per plat.

p. Describe the characteristics of your property that require you to request a variance.

\_\_\_\_\_  
\_\_\_\_\_

I understand if this variance approval is granted a Benona Township Zoning permit must be obtained and utilized within one (1) year. I further understand that if approval is given by Benona Township Zoning Board of Appeals, that I shall obtain all necessary State, County, and any other applicable permits necessary prior to any construction activity.

X \_\_\_\_\_ Date: \_\_\_\_\_

Parcel # \_\_\_\_\_

A hearing date will be coordinated with the Variance Board and a hearing date will be set with all proper notices filed and neighboring property owners notified of the of the above request. A written notice shall be mailed to you of the time and date of this Variance request meeting.