
APPLICATION FOR ZONING VARIANCE/APPEAL

1. Owner/Applicant:

Name: _____

Address: _____

City/State _____

Zip _____

Phone (hm) _____ (wk) _____

Fax _____

Signature _____

Date _____

*Note: A required fee (see attached) must be paid
when this completed and signed form is
submitted.*

For Official Use Only

Rec'd by Zoning Admin./ZBA _____

Fee Paid _____

Notices mailed _____

Section(s) or Ordinance from which variance
is sought _____

ACTION TAKEN

Approved Denied

Signed _____

Date _____

2. Describe the nature of the variance request or appeal

3. Permanent parcel number(s) (This twelve-digit number is found on the property tax bill. For property in Salem Township the first four digits will always be 0319)

4. Legal description of property (Attach a separate page if necessary)

5. Street address or approximate location where property is to be found

6. Current Zoning of Property _____

7. Attach an accurate (scaled) drawing of the site showing

- a) Property boundaries
- b) Existing and proposed building
- c) The distance from lot lines to the each existing or proposed building
- d) Unusual physical features of the site or building
- e) Abutting streets and nearby buildings on adjacent property
- f) Other site information relevant to the specific request

Continued on next page

NOTE: *The above signature(s) authorizes commencement of review activities by the Township of Salem. It further authorizes that Township officials and its designees may visit and visually inspect the subject property for the purpose of site analysis and/or inspection prior to granting approval of the application and/or prior to, during and upon completion of construction or other activity governed by the Township and pertaining to this application.*

CRITERIA FOR VARIANCE/APPEAL APPROVAL

The Zoning Board of Appeals treats each variance request individually and approves or denies each request on its own merits. In approving a variance or appeal, the zoning Board of Appeals may attach reasonable conditions designed to protect natural resources, health, safety and welfare (ref. Act 184, PA 1943 as amended, MCL 125.293). In order for the Board of Appeals to grant a variance the applicant must satisfy all of the following (ref. 16.10 of the Salem Township Zoning Ordinance):

- (1) Special conditions and circumstances exist which are not economic in nature, but which are unique to the land, structures, or buildings involved. These circumstances are generally not applicable to other lands, structures, or buildings in this district and include _____

- (2) The special conditions and circumstances on which the variance request is based are not the result of my (our) own actions but are the result of _____

- (3) Literal interpretation of the Ordinance will deprive me(us) of rights commonly enjoyed by other property owners in the same district under the terms of the Ordinance. The right of reasonable use of property as enjoyed by others in the district and vicinity would be deprived in the following manner _____

- (4) Granting the variance requested will not grant me(us) a privilege that is denied by the Ordinance to the other owners of land, structures, or building in the same district because _____

- (5) The existence of nonconforming uses of neighboring lands, structures, or buildings in the same district; permitted or nonconforming uses of land, structures or buildings in other districts (*adjacent or nearby*) and/or nonconforming structures (*on the subject property*) shall not be considered grounds (*justification*) for the issuance of a variance. *Such may, however, justify the formulation and adoption of a general regulation or zoning text amendment that would address the general condition or situation as a more judicial and practical alternative to granting individual and separate variance.*

- (6) A variance granted shall be the minimum variance that will make possible a reasonable use of the land, buildings, or structure.

- (7) The variance granted shall be in harmony with the intent of the Ordinance and will not be injurious to the neighborhood, and otherwise detrimental to the public interest.

Attach additional sheets if needed. It is in the best interest of all parties to provide as much relevant information as possible to document your position