

Norwood Township Zoning Variance Application

Please type or print; fill in all blanks and return with **\$300.00** fee payable to Norwood Township General Fund

DATE RECEIVED _____

CASE NO. _____

GENERAL INFORMATION

Name of Property Owner(s) _____

Mailing Address _____ City _____

State _____ Zip _____ Telephone _____

PROPERTY INFORMATION

Property Tax Code Number _____

Legal Address _____

Nearest Road Intersection _____

Zoning District _____

VARIANCE OR INTERPRETATION REQUESTED

Relief from the following Zoning Ordinance Section(s) _____

Describe Reason for requested variance _____

Submit six copies of a scaled drawing on the attached grid sheet or a separate sheet of paper showing:

- lot location (road names, lakeshore, streams, easements, rights-of-ways, unusual topographic features),
- lot dimensions,
- location and dimensions (including height) of existing and proposed structure(s),
- distance between structure(s) and front, rear, and sides lot lines,
- location of driveway giving distance to nearest side lot line,
- locations of well, septic tank and drain field,
- other structures and uses within 100 feet of the property.

Note: Applicant must supply maps, drawings, etc. in order to inform the Zoning Board of Appeals of the type of building or activity and how it will look when desired construction is completed.

EFFECT ON APPLICANT IF VARIANCE IS DENIED:

What practical difficulties or unnecessary hardships created by the lay of the land or the location of buildings existing prior to the effective date of the Zoning Ordinance would result if the variance is not granted?

STANDARDS FOR GRANTING A VARIANCE:

a. What exceptional or extraordinary circumstances or conditions exist with the property?

b. How is the variance necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity?

c. Why will the granting of the variance not be detrimental to the public welfare, nor inurious to the property or improvements in the area? Will it create any problems or concerns to property in the area?

d. If the granting of the variance will not adversely affect the purposes or objectives of the Zoning Ordinance, why not?

e. If the need for the variance is not the result of an intended or actual action by the owner, why not?

APPLICANT’S STATEMENT AND AUTHORIZATION

I understand that if the requested variance is granted, I am in no way relieved from all other applicable requirements of the Norwood Township Zoning Ordinance. It is also understood that any approval by the Zoning Board of Appeals involving site improvements, use, and/or construction does not relieve the applicant from obtaining other applicable authorizations (for example, site plan, building, health department, soil erosion , and engineering approval, etc.).

I authorize Norwood Township staff and Zoning Board of Appeals members to enter upon the subject property for purposes of making site inspections related to the project and request identified in this application.

I believe that all the above information in this Zoning Variance Application is accurate to my fullest knowledge.

Owner(s) Signature: _____

Date: _____

Signature: _____

DECISION OF ZONING BOARD OF APPEALS:

Date: _____

Official’s Signature: _____

Zoning Administrator Telephone (231) 342-9025

NOTE: Application must be received by the end of the month to be heard at the next month's meeting

Submit 6 copies of a scaled drawing on the below grid sheet or a separate sheet of paper showing the lot location, dimensions, location and dimensions of existing and proposed structure(s), location of driveway, well, septic, and other structures within 100 feet of the property.

