



VILLAGE OF PINCKNEY

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ZONING BOARD OF APPEALS APPLICATION

Case # _____ Fee: _____

Date filed: _____ Zoning District: _____

Tax ID#: 4714- _____ Lot #: _____ Subdivision: _____

Address of Subject Property: _____

Legal description: _____

(attach separate sheet if necessary)

Owner: _____

Address: _____

Phone: _____ Email: _____

Appellant (if different than owner): _____

Address: _____

Phone: _____ Email: _____

Type of Appeal:

Interpretation of: Zoning Ordinance Zoning District Boundaries Other

Specify: _____

Variance: Dimensional Variance Use Variance

Specify: _____

Lot size: Front: _____ Rear: _____ Side: _____ Side: _____

Size of Existing structure: _____ square feet

Existing setbacks (if applicable) Front: _____ Rear: _____ Side: _____ Side: _____

Proposed setbacks (if applicable) Front: _____ Rear: _____ Side: _____ Side: _____

Section of Zoning Ordinance appealing or requesting interpretation: _____

Reason for Request/ Basis of appeal or special conditions existing where a literal enforcement of the provisions of the Zoning Ordinance would involve practical difficulties or cause unnecessary hardship or practical difficulty:

Please explain how the project meets each of the following standards:

a) The alleged practical difficulties, hardships or both, are exceptional and peculiar to the subject property or intended use of the property, that do not apply generally to other properties or class of uses in the same district: _____

b) Failure to grant the variance will deprive the property owner of his/her reasonable use as enjoyed by other property owners in the same district and vicinity. This shall include substantially more than mere inconvenience and/or inability to attain a higher financial return: _____

c) Allowing the variance will result in substantial justice being done, and considers the public benefits intended by the ordinance, the individual hardships that will be suffered by failure to grant the variance and the rights of others whose property would be affected by approval of the variance: _____

d) The variance will be consistent with the purpose and intent of the ordinance, will not adversely affect the purpose or objectives of the master plan of the village, will not be contrary to the public interest, will not injure the public or private rights of others and will not diminish the value of surrounding properties: _____

e) The conditions and circumstances on which the variance request is based have not been self-created by the applicant or predecessors in title: _____

f) The variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and the same zoning district, and shall be the minimum variance that will make possible a reasonable use of the land or structure: _____

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the ZBA.
- I acknowledge that I have reviewed the Village of Pinckney Zoning Ordinance, The ZBA Application and the Application Checklist and have submitted all of the required information.
- I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.
- I understand that any order of the ZBA permitting the erection alteration of a building will be void after one (1) year (12 months), unless a valid building permit is obtained and the project is started and completed.

Signature of Owner

Date

Signature of Appellant

Date

Application Checklist:

- Zoning Board of Appeals Application
- Plot Plan showing:
 - Location and width of road(s)
 - Location and dimensions of existing/proposed construction.
 - Dimensions, designation, and heights of existing structures on property clearly marked. Dimensions of property (lot lines).
 - Location and dimensions of required setbacks and proposed setbacks
 - All easements and location of water & sewer lines
- Preliminary Sketch of proposed structure
- Proof of ownership
- Applicable Fee \$ _____ & Escrow Deposit* \$ _____

* All legal, engineering and planning consultant fees, publication costs, recording fees and all charges related to the request will be deducted from the escrow deposit. All remaining funds will be returned to the applicant.

Date Application Received: _____ Date of Publication: _____

Date of Meeting: _____

Approved Basis for approval: _____

Not approved Reason for denial: _____

Signature of ZBA Chair _____ Date: _____