



IN ORDER FOR THIS APPLICATION TO BE SCHEDULED FOR A PUBLIC HEARING PLEASE COMPLETE THE APPLICATION ON OUR WEBSITE AT [HTTP://WWW.CI.WALKER.MI.US/COMMUNITY.DEVELOPMENT.PHP](http://www.ci.walker.mi.us/community.development.php)

**REQUESTED VARIANCE:**

The applicant hereby requests permission to:

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The above is contrary to the following sections of the City of Walker Zoning

Ordinance Section(s) \_\_\_\_\_

PROPERTY DESCRIPTION:

- 1. Address \_\_\_\_\_
- 2. Permanent Parcel number \_\_\_\_\_

OWNER/APPLICANT INFORMATION:

- 3. Property owner's name \_\_\_\_\_
- 4. Property owner's address \_\_\_\_\_
- 5. Applicant's Name \_\_\_\_\_
- 6. Applicant's Address \_\_\_\_\_
- 7. Applicant's phone number \_\_\_\_\_
- 8. Applicant's e-mail address \_\_\_\_\_

INFORMATION REGARDING VARIANCE

- 9. Zoning District \_\_\_\_\_
- 10. Use of Existing Premises \_\_\_\_\_
- 11. Use of Proposed Premises \_\_\_\_\_
- 12. Previous Appeals \_\_\_\_\_

13. Proposed site plan must be attached ( all plans must be folded - rolled plans may not be accepted)

Per Section 94-59 Granting of Variances. The board of zoning appeals may grant a variance from the provisions or requirements of this chapter if the board finds from reasonable evidence that all the following facts and conditions exist." "Dimensional Variance" complete sections a-d. For a "Use Variance" complete sections a-e.

a. Exceptional or Extraordinary Circumstances

b. Preservation of Rights

c. No Detriment

d. Not General Problem

e. Cannot be used (only for use variance)

The undersigned hereby represents that the information contained in this application and in attachments is true and correct.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

**IN ORDER FOR THE VARIANCE TO BE ACTED UPON THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE ZONING BOARD OF APPEALS MEETING.**

## ZONING BOARD OF APPEALS VARIANCE INSTRUCTIONS

Zoning Board of Appeals meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month at the City of Walker Commission Chambers, 4243 Remembrance Road, N.W., starting at 7:00 p.m.

Zoning Board of Appeals **variance request fee is \$150.00.**

A **variance request** must be in the office of the Community Development Department at least thirty (30) **days prior to the meeting date** and scheduling will be based on the date the completed application is received. The variance, if granted, is not effective for five (5) days after the date of the meeting.

A site plan will be submitted with the application. If the site plan does not exceed 11" x 17" in size, then one (1) copy of the site plan can be submitted. **If the site plan exceeds 11" x 17" in size, eleven (11) copies of the site plan must be submitted with the application.**

**The Zoning Board of Appeals application must be completed on our website at:** [http://www.ci.walker.mi.us/community\\_development.php](http://www.ci.walker.mi.us/community_development.php)

**The applicant or representative must be present at the meeting in order for the Zoning Board of Appeals members to hear the variance request.**

Notices of the Zoning Board of Appeals meeting are mailed to all residents within a 300-foot radius of the property involved in the variance request.

The Community Development Department will not schedule a hearing on any incomplete application. Sections (a) through (d) must be completed for a Dimensional Variance Application. Sections (a) through (e) must be completed for a "Use Variance".

The Community Development Department should be contacted at (616) 791-6858 to cancel the variance request.

The Board may grant a variance from the provisions or requirements of the Zoning Ordinance if the Zoning Board of Appeals finds from reasonable evidence that all the following facts and conditions exist.

### SECTION 94-59 – GRANTING OF VARIANCES

- (a) That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district.
- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that hposessed by other properties in that same zoning district and in the vicinity. The possibility of increased financial return shall nto of itself be deemed suffient to warrant a variance.
- (c) That authorizing such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purposes of this Ordinance to the public interest.
- (d) That the condition or situation of the piece of property or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such condition or situation.
- (e) With respect to the use variance that the property for which a variance is sought cannot reasonably be used in a manner consistent with existing zoning.





## ZONING BOARD OF APPEALS 2016-2017 SCHEDULE

MEETING DATE	APPLICATION DEADLINE
<b>DECEMBER 2016</b>	
December 14, 2016	November 9, 2016
<b>JANUARY</b>	
January 11, 2017	December 7, 2016
January 25, 2017	December 21, 2016
<b>FEBRUARY</b>	
February 8, 2017	January 4, 2017
February 22, 2017	January 18, 2017
<b>MARCH</b>	
March 8, 2017	February 1, 2017
March 22, 2017	February 15, 2017
<b>APRIL</b>	
April 12, 2017	March 8, 2017
April 26, 2017	March 22, 2017
<b>MAY</b>	
May 10, 2017	April 5, 2017
<b>JUNE</b>	
June 14, 2017	May 10, 2017
June 28, 2017	May 24, 2017
<b>JULY</b>	
July 12, 2017	June 7, 2017
July 26, 2017	June 21, 2017
<b>AUGUST</b>	
August 9, 2017	July 5, 2017
August 23, 2017	July 19, 2017
<b>SEPTEMBER</b>	
September 13, 2017	August 9, 2017
September 27, 2017	August 23, 2017
<b>OCTOBER</b>	
October 11, 2017	September 6, 2017
October 25, 2017	September 20, 2017
<b>NOVEMBER</b>	
November 8, 2017	October 4, 2017
November 22, 2017	October 18, 2017
<b>DECEMBER</b>	
December 13, 2017	November 8, 2017

APPLICATIONS SHOULD BE RECEIVED IN THE CDD OFFICE NO LATER THAN 5:00 P.M.  
MEETINGS ARE HELD AT 7:00 P.M. IN THE CITY COMMISSION CHAMBERS