



IN ORDER FOR THIS APPLICATION TO BE SCHEDULED FOR A PUBLIC HEARING PLEASE COMPLETE THE APPLICATION ON OUR WEBSITE AT:
http://www.walker.city/community_development.php#revize_document_center_rz1600

REQUESTED VARIANCE:

The applicant hereby requests permission to:

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 2nd and 4th 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.walker.city/community_development.php#revize_document_center_rz1600

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 possessed by other properties in that same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient 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.



CITY OF WALKER
ZONING BOARD OF APPEALS
2017-2018 SCHEDULE

MEETING DATE	APPLICATION DEADLINE
NOVEMBER	
November 8, 2017	October 4, 2017
November 22, 2017	October 18, 2017
DECEMBER	
December 13, 2017	November 8, 2017
JANUARY	
January 10, 2018	December 6, 2017
January 24, 2018	December 20, 2017
FEBRUARY	
February 14, 2018	January 10, 2018
February 28, 2018	January 24, 2018
MARCH	
March 14, 2018	February 7, 2018
March 28, 2018	February 21, 2018
APRIL	
April 11, 2018	March 7, 2018
April 25, 2018	March 21, 2018
MAY	
May 9, 2018	April 4, 2018
May 23, 2018	April 18, 2018
JUNE	
June 13, 2018	May 9, 2018
June 27, 2018	May 23, 2018
JULY	
July 11, 2018	June 6, 2018
July 25, 2018	June 20, 2018
AUGUST	
August 8, 2018	June 27, 2018
August 22, 2018	July 18, 2018
SEPTEMBER	
September 12, 2018	August 8, 2016
September 26, 2018	August 22, 2016
OCTOBER	
October 10, 2018	September 5, 2018
October 24, 2018	September 19, 2018
NOVEMBER	
November 14, 2018	October 10, 2018
November 28, 2018	October 24, 2018
DECEMBER	
December 12, 2018	November 7, 2018

APPLICATIONS SHOULD BE RECEIVED IN THE CDD OFFICE NO LATER THAN 5:00 P.M.