



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](http://www.walker.city/community_development.php#revize_document_center_rz1600)

**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.walker.city/community\\_development.php#revize\\_document\\_center\\_rz1600](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 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.





CITY OF WALKER  
ZONING BOARD OF APPEALS  
2018-2019 SCHEDULE

| MEETING DATE       | APPLICATION DEADLINE |
|--------------------|----------------------|
| <b>NOVEMBER</b>    |                      |
| November 28, 2018  | October 24, 2018     |
| <b>DECEMBER</b>    |                      |
| December 12, 2018  | November 7, 2018     |
| <b>JANUARY</b>     |                      |
| January 9, 2019    | December 12, 2018    |
| January 23, 2019   | December 26, 2018    |
| <b>FEBRUARY</b>    |                      |
| February 13, 2019  | January 16, 2019     |
| February 27, 2019  | January 30, 2019     |
| <b>MARCH</b>       |                      |
| March 13, 2019     | February 13, 2019    |
| March 27, 2019     | February 27, 2019    |
| <b>APRIL</b>       |                      |
| April 10, 2019     | March 13, 2019       |
| April 24, 2019     | March 27, 2019       |
| <b>MAY</b>         |                      |
| May 8, 2019        | April 10, 2019       |
| May 22, 2019       | April 24, 2019       |
| <b>JUNE</b>        |                      |
| June 12, 2019      | May 15, 2019         |
| June 26, 2019      | May 29, 2019         |
| <b>JULY</b>        |                      |
| July 10, 2019      | June 12, 2019        |
| July 24, 2019      | June 26, 2019        |
| <b>AUGUST</b>      |                      |
| August 14, 2019    | July 17, 2019        |
| August 28, 2019    | July 31, 2019        |
| <b>SEPTEMBER</b>   |                      |
| September 11, 2019 | August 14, 2019      |
| September 25, 2019 | August 28, 2019      |
| <b>OCTOBER</b>     |                      |
| October 9, 2019    | September 11, 2019   |
| October 23, 2019   | September 25, 2019   |
| <b>NOVEMBER</b>    |                      |
| November 13, 2019  | October 16, 2019     |
| November 27, 2019  | October 30, 2019     |
| <b>DECEMBER</b>    |                      |
| December 11, 2019  | November 13, 2019    |

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