



City of
WALKER

COMMUNITY DEVELOPMENT
DEPARTMENT

Building Code
Board of Appeals
Application & Instruction
Guide



616.791.6858



cdd@walker.city



www.walker.city



[4243 Remembrance Rd NW Walker MI 49534](#)



COMMUNITY DEVELOPMENT DEPARTMENT

Building Code Board of Appeals Policies and Procedures

- **MEETING DATE:** The meeting date for Building Code Board of Appeals hearings will be established when an application is received. Meetings will be held at Walker City Hall, 4243 Remembrance Rd N.W.
- **FEE:** Request for a hearing is \$250.00.
- **SITE PLAN:** The site plan will be submitted with the application. If the site plan is larger than 11" x 17" (11) copies of the site plan must be submitted with the application.
- **PUBLIC NOTICE:** A request must be in the Community Development Department at least fifteen (15) days prior to the meeting date. Request will be submitted to the Grand Rapids Press. Notices of said meetings are mailed to all residents within a 300-foot radius of the property involved in the variance request.
- **APPLICANT** or a representative must attend this hearing to present the variance request.
- **APPEAL:** The owner of a building or structure or any other person may appeal a decision of the Building Official refusing to grant a modification to the provisions of this code covering the manner of construction or materials to be used in the erection, alteration, or repair of a building or structure to the Board of Appeals. Application for appeal may be made when it is claimed that: the true intent of this code or the rules legally adapted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction can be used.

Section 125.1515 Michigan State Construction Code Act of 1972

125.1515 Specific variance from code; requirements; breach of condition; permissible variance.

Sec.15. (1) After a public hearing a board of appeals may grant a specific variance to a substantive requirement of the code if the literal application of the substantive requirement would result in an exceptional, practical difficulty to the applicant, and if both of the following requirements are satisfied.

(a) The performance of the particular item or part of the building or structure with respect to which the variance granted shall be adequate for its intended use and shall not substantially deviate from performance required by the code of that particular item or part for the health, safety and welfare of the people of this state.

(b) The specific condition justifying the variance shall be neither so general nor recurrent in nature as to make an amendment of the code with respect to the condition reasonably practical or desirable.

(2) A board of appeals may attach in writing any condition in connection with the granting of a variance that in its judgment is necessary to protect the health, safety and welfare of the people of this state. The breach of a condition shall automatically invalidate the variance and any permit, license and certificate granted on the basis of it. In no case shall more than minimum variance from the code be granted that is necessary to alleviate the exceptional, practical difficulty.



**BUILDING CODE BOARD OF APPEALS
VARIANCE APPLICATION**

CITY OF WALKER
4243 REMEMBRANCE RD NW
WALKER MI 49534
(616) 791-6858
cdd@walker.city

DATE OF APPLICATION:			
1. PROPERTY OWNER NAME: (if property owner is applicant check here: <input type="checkbox"/>)			
NAME:	PHONE:	EMAIL:	
ADDRESS:	CITY:	STATE:	ZIP:
2. PROPERTY ADDRESS: (address of requested variance)			
ADDRESS:	CITY:	STATE:	ZIP:
PPN: 41-11-			
3. APPLICANT: (if other than property owner)			
NAME:	PHONE:	EMAIL:	
ADDRESS:	CITY:	STATE:	ZIP:
4. PROVIDE DETAILS OF YOUR APPEAL, REFERENCING SECTIONS OF THE BUILDING CODE FROM WHICH RELIEF IS SOUGHT, AND OUTLINE THE PROPOSALS THAT ARE CONTRARY TO THE BUILDING CODE AND BUILDING CODE OFFICIAL’S DECISION. USE EXTRA SHEETS IF NECESSARY.			
5. INFORMATION REGARDING VARIANCE:			
Zoning District:			
Use of existing structure:			
Use of proposed structure:			
Previous appeals. Include case numbers and dispositions:			
6. ATTACH PROPOSED SITE PLAN WITH DIMENSIONS AND LOCATION OF PROPERTY, BUILDINGS, YARDS, GREENBELTS, DRIVEWAYS, SIGNS, AND PARKING. <input type="checkbox"/> ATTACHED			
The undersigned hereby represents that the information contained in this application and in attachments is true and correct.			
Applicant’s Signature	Date:		