



# City of Plainwell Zoning Variance Application

211 N Main Street  
Plainwell, MI 49080  
Phone: 269-685-6821  
Fax: 269-685-7282

Date: \_\_\_\_\_

**Fee: \$100.00**

Property Address: \_\_\_\_\_ Parcel ID #: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Applicant's Name, Address, and Phone (if different): \_\_\_\_\_

In order to grant a variance, the applicant must satisfy one or more of the following conditions. Please circle the applicable number(s):

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in same vicinity.
2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same vicinity under the terms of this ordinance.
3. That the special conditions and circumstances do not result from the actions of the applicant, notwithstanding other provisions of this Ordinance.
4. That granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same vicinity.

**Please Describe Variance Request:**

**Attach an accurate drawing of the site showing:** (a) property boundaries (b) existing and proposed buildings (c) distance from the lot lines of each existing or proposed building (d) Unusual physical features of the site (e) abutting streets.

The above criteria has been explained to me and I understand that I must demonstrate that I satisfy one or more of these criteria in order to be granted a variance from the City of Plainwell's Zoning Ordinance. Additionally, I understand that if the requested variance is granted, I am in no way relieved from all other applicable requirements of the City of Plainwell Zoning Ordinance.

Signature of Applicant(s): \_\_\_\_\_ Date of Signature(s): \_\_\_\_\_

<b>Office Use Only:</b> Filing Date: _____	Fee Paid: _____
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Date of Hearing:  
Action Taken:

## **Sec. 53-185. AUTHORIZED APPEALS**

*The Board of Zoning Appeals* shall have the power to authorize specific variances from site development requirements such as lot area and width regulations, building height and bulk regulations, yard width and depth regulations, off-street parking and loading space requirements, of this chapter; provided that, all the required findings listed below are met:

- A.** There are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of this chapter. Where hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land;
- B.** A genuine hardship exists because of unique circumstances or physical condition such as narrowness, shallowness, shape or topography of the property involved or to the intended use of the property, that do not generally apply to other property uses in the same zoning district and shall not be recurrent in nature;
- C.** The hardship or special conditions or circumstances do not result from actions of the applicant;
- D.** The variance will be in harmony with the general purpose and intent of this chapter and will not cause a substantial adverse effect upon surrounding property, property values and the use and enjoyment of property in the neighborhood or district;
- E.** Granting the variance will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district;
- F.** The variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the hardship; and/or
- G.** The variance shall not permit the establishment, within a district, of any use which is not permitted by right within the zoning district or any use for which a special use permit or a temporary use permit is required.