

**City of Hazel Park
Building Department
Zoning Board of Appeals Application
(248) 546-4075**

The Zoning Board of Appeals meets the first Wednesday of every month. The meetings are held at 6:30 p.m. in the Council Chambers at the City Hall, 111 East Nine Mile Road, Hazel Park, Michigan 48030

A title search for the property showing the address, owners, and all easements and rights-of-way is required in order to process this application. The application shall be accompanied by a site plan drawn to scale and placed on a standard sheet. The site plan shall contain all dimensional elements for which a variance is requested.

APPLICANT:

Name: _____ Telephone: _____

Address: _____

Relationship to Property (current tenant, future tenant, representative, owner, future owner)

PROPERTY OWNER:

Name: _____ Telephone: _____

Address: _____

PROPERTY DESCRIPTION:

Address: _____

Sidwell (Tax I.D. #): _____ Lot & Subdivision: _____

Current Zoning Classification: _____ Use of Property: _____

VARIANCE REQUEST:

Description of Request: _____

From the City of Hazel Park City Code, Chapter _____ Section _____

Has the City refused a permit for this request? _____

Is the variance request made for financial reasons? _____

GROUND FOR APPEAL

There are two types of variances: use variances and non-use variances. A use variance permits the use of land that is otherwise not allowed in a zoning district. A non-use variance is a variance regarding setbacks; height; parking; sign size or placement; fences or walls.

The applicant must prove to the Zoning Board of Appeals that not receiving this variance will cause undue hardship or practical difficulty. Please complete either the use variance or non-use variance sections (whichever is applicable to your request)—DO NOT COMPLETE BOTH SECTIONS.

NON-USE VARIANCE

A non-use variance is a variance regarding setbacks; height; parking; sign size or placement; fences and walls.

Strict compliance with the ordinance would be unreasonably burdensome because _____

The variance would do substantial justice to me as well as the neighborhood because _____

The property is unique because _____

The situation is not self-created because _____

USE VARIANCE

A use variance permits the use of land that is otherwise not allowed in a zoning district.

Property cannot be used or put to a reasonable use for the purposes permitted in that zoning district because _____

The property is unique because _____

The proposed use will not alter the essential character of the area because _____

The situation is not self-created because _____

I represent that all of the statements contained within this application are true and accurate to the best of my knowledge. I understand that the burden of proof falls upon the applicant and that the provision of notarized statements and other forms of documentation is paramount to the ZBA's decision-making process and is my responsibility. I agree to abide by the decision of the ZBA or file an appeal with the Oakland County Circuit Court within 21 days of the ZBA's decision. I understand that ZBA members may need to access the property to better understand the case.

Signature of Applicant

Date

Signature of Property Owner

Date

State of Michigan}
County of _____}

Sworn to me on this _____ date of _____

Notary Public