## WELLS TOWNSHIP

Tuscola County 2190 Frankford Rd, Caro, MI 48723

## Non-Use Variance Application

Section 17.03: Non-use variances may be granted whenever there can be shown to be practical difficulties or unnecessary hardships imposed in carrying out the strict letter of the Ordinance.

If a question does not pertain to your application, please answer with a N/A for non applicable and give explanation why. Name(s) of Applicant\_\_\_\_\_ Address Phone Number Email Address Site Location Tax ID Number\_\_\_\_\_ Zoning District\_\_\_\_ Topography of Property\_\_\_\_\_ Acreage of Subject Property\_\_\_\_\_ Is the property odd shaped\_\_\_\_\_ List all buildings with a label, WxLxH, age and/or year built\_\_\_\_\_\_ What is the current use of the buildings (ag, commercial, industrial, gravel/sandpit, church/nonprofit, developmental, club functions, etc)\_\_\_\_\_ Is there a garage attached to the house\_\_\_\_\_\_ Size of Garage\_\_\_\_\_ Are there any Porches/Decks List & Sizes Any ponds on property\_\_\_\_\_ Dimensions of Pond(s)\_\_\_\_\_ Answer if you are a Home Occupation Business: Name of Home Occupation Business\_\_\_\_\_ What kind of Home Occupation Business:

How long has the business been in operation? \_\_\_\_\_

## **Applicant must submit the following:**

- 1. Application and supporting documents listed below.
- 2. Deed; land contract, documents or instrument conveying title. (copy must include recorded stamp)
- 3. Supporting documents such as lease, mortgage commitment, or option papers.
- 4. Application fee as set by Township Board Resolution.
- 5. On an attached sheet of paper, a drawing of the property with a North point, surrounding roads, driveway, building(s) locations with front and side setbacks measurements and dimensions of all sides of property.
- 6. On a second sheet of paper in detail, reason for requesting variance and intended/proposed usage of the property.

By signing this application I attest that I am the legal owner(s) of the above described property and that I provide consent for township officials to access the property to accurately evaluate the request. If requested to

do so I will place stakes to indicated boundaries, building locations, etc. I further attest that the information provided in this application is true, complete, accurate and correct. Signature of Applicant Date Signature of Applicant Date For Office Use Only Application #\_\_\_ Date Received\_\_\_\_ Parcel # Date(s) Advertised Date of Meeting \_\_\_\_\_ Accepted by \_\_\_\_\_ Fee Paid \$ Township Waiver of Escrow fee: The Township hereby waives the escrow fee for this application. Board of Appeals Chairperson: \_ Planning Commission Chairperson: Township Supervisor:

Zoning Board of Appeals Check List and Action taken

20mmg 20ard of Fippedia Cheek 210t und Fietfor taiter		
Section	17.03:	
A.	Practical difficulties or unnecessary hardships (not economic related but terms of use of parcel)	
B.	1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	
	Intended use of the property does not generally apply to other property or uses in the same zoning district	
C.	Hardship, conditions or circumstances not result from applicant actions	
D.	Variance in harmony with the general purpose/intent of Zoning Ordinance and will not cause substantial	
	adverse effect upon surrounding property, property values, and use and enjoyment of property in the	
	neighborhood or district.	
E.	Strict compliance with area, setbacks, frontage, height, bulk or density would unreasonable prevent the owner	
	from using the property for a permitted purpose or would render conformity unnecessarily burdensome.	
F.	That the variance requested is the minimum amount necessary to mitigate the hardship.	
Section 17.04: May require additional information, state findings and grounds for each decision, impose conditions		
with following requirements (conditions, findings and grounds will be listed in minutes of meeting).		
A.	Protect natural resources, health, safety, and welfare and social and economic well-being	
B.	Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or	
	activity	
C.	Be necessary for intent and purpose, related to standards in the Ordinance or activity under consideration, and	
	necessary to ensure compliance.	
Action:	Denied Approved Approved with conditions	
Variance Expiration Date		