

CHARTER TOWNSHIP OF YORK
ZONING BOARD OF APPEALS APPLICATION

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S PHONE: _____ EMAIL: _____

1. Having received a decision order, requirement of determination from the Charter Township of York, and having read the attached Standards of Determination, I request to appeal such decision to the Charter Township of York Zoning Board of Appeals for:

A. An interpretation of the Zoning text and/or map _____

B. A variance of adjustment in provisions applying to a particular parcel of land _____

C. Action on any other matter authorized under the terms of the Zoning Ordinance _____

2. Pertinent Section(s) of York Township Zoning Ordinance _____

3. Describe briefly the exact appeal being made: _____

4. State the reason(s) for making this appeal: _____

5. Give the general location of any property involved: _____

A. Property owner(s) name and address: _____

B. Present use of the property: _____

C. Parcel I.D. number: _____

6. Submit the legal description of the property involved.

- 1. **Nine (9)** copies of a *site plan drawing, to scale, indicating lot lines, existing buildings and structures, easements and other relevant features* **must** accompany this application. This drawing shall indicate all relevant lot, structure and spacing dimensions.

8. This Application **MUST** be submitted by the **15th** day of the Month.*

Signature of Applicant

FEES: \$450.00 (Individuals)

Date Filed: _____

\$500.00 (Businesses) Amount: _____ Check# _____

APPLICATION FEES ARE NON-REFUNDABLE

ACTION OF THE ZONING BOARD OF APPEALS:

APPROVED: _____ DISAPPROVED: _____ DATE: _____

Chair, Zoning Board of Appeals

Conditions: _____

STANDARDS OF DETERMINATION
CHARTER TOWNSHIP OF YORK
ZONING BOARD OF APPEALS APPLICATION

(This page to be kept by the applicant for their records)

A VARIANCE SHALL NOT BE GRANTED UNLESS ALL OF THE FOLLOWING ARE MET:

1. A written application for a variance is submitted, demonstrating:
 - a. Special conditions and circumstances exist which are unique to the land, structures or buildings involved, and are not applicable to other lands, structures or buildings in the same district.
 - b. The special conditions and circumstances on which the variance request is based do not result from the actions of the applicant.
 - c. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this Ordinance.
 - d. Granting the variance requested will not confer upon the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district.
2. The existence of non-conforming uses of neighboring lands, structures, or buildings in the same district, permitted or non-conforming uses of land, structures or buildings in other districts, and non-conforming structures, shall not be considered grounds for the issuance of a variance.
3. A variance granted shall be the minimum variance that will make possible a reasonable use of the land, building or structure.
4. The variance granted shall be in harmony with the intent of the Ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public interest.
5. The Zoning Board of Appeals shall find that the requirements of Section 56.11 D-1 , herein, have been satisfactorily met by the applicant.
6. The Zoning Board of Appeals shall further find that the granting of the variance will be in harmony with the intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public interest.

(Copied from Section 56.11, VARIANCES, D. Standards of Determination of the Charter Township of York Zoning Ordinance #65)

STANDARDS OF DETERMINATION
CHARTER TOWNSHIP OF YORK
ZONING BOARD OF APPEALS APPLICATION

I have read and received a copy of the York Charter Township Zoning Ordinance - **Article: 56.0 Zoning Board of Appeals**, which includes **“Standards of Determination, as listed in Section 56.11 D”**. I understand that ALL standards must be met for my variance to be granted. Having read these, I wish to appeal the decision of the Charter Township of York to the Charter Township of York Zoning Board of Appeals.

*To comply with publication deadlines,
Per Michigan Zoning Enabling Act No. 110 of 2006; ZBA Applications must be **Submitted to the Township Clerk by the 15th day of the Month.**

You must call and schedule an Appointment with the Township Clerk in order to file this Application. (734) 439-8842.

Filing this Application gives implied consent for Township officials and/or Consultants to visit the subject site.

Date

Signature of Applicant

Charter Township of York
11560 Stony Creek Rd.
Milan, MI 48160

NOTICE TO ALL PETITIONERS AND APPLICANTS

FILING APPLICATIONS OR PETITIONS

You must call and schedule an appointment with the Township Clerk, (734-439-8842), in order to file a petition or application. This includes conditional use petitions, rezoning petitions, site plan review applications, etc. Applications or petitions can not be filed or accepted without an appointment.

COMPLETENESS OF APPLICATION

You are hereby advised that it is your responsibility as a petitioner to review all applicable sections of the York Township Zoning Ordinance and the Growth Management Plan. It is also the responsibility of the petitioner to supply all information required by the applicable Ordinance sections.

Your comprehensive understanding of the Ordinance and the Growth Management Plan, and your submission of all required information, will help expedite review of your application or petition.

The Planning Commission or Zoning Board of Appeals can not take action on incomplete submission.

SITE VISITS

Filing a petition or application gives implied consent for Township officials and/or consultants to visit the subject site.

APPLICATION FEES

Fees are applied to the Township’s costs for publication of legal notices, professional review, etc. and are non-refundable. The York Township Fee Schedule lists the fees required for each application/petition. Petitions and applications that require professional reviews shall be billed for additional hours as outlined in the Fee Schedule.

NON-PAYMENT OF FEES

Non-payment of fees for review hours, non-payment of detailed engineering review fees etc., is cause for denial of building permits and/or certificates of occupancy, or such sums may become a lien against the property.

PETTITIONER’S ACKNOWLEDGEMENT

I hereby acknowledge that I have read the above and that I have been given a copy of this notice and a copy of the appropriate fee schedule.

Signature
Title of Development: _____

Date