



City of Marine City
 Building Department
 303 S. Water St.
 Marine City, MI 48039
 (810) 765-9011
 buildingdepartment@marinecity-mi.org

Zoning Board of Appeals Application

Application Fees:
 Residential - \$200.00
 Commercial/Industrial - \$300.00
 (Receipt Code: ZBAFEE)

NOTE: Additional fees may be assessed by City Planning and/or Engineering Consultants

The Zoning Board of Appeals meets on the first Wednesday of each month in which there are appeals for consideration. Applications must be filed at least thirty (30) days prior to a scheduled meeting. Application fee must be paid in full before your application is added to the Agenda. The City must notify the surrounding property owners within a 300-foot radius from the address on this application.

Site Plan requirements for all dimensional variance requests must include the following:

- 1) Minimum site plan submittal shall be based on a land survey prepared and sealed by a registered land surveyor or registered engineer.
- 2) The plan must be drawn to scale.
- 3) The plan must include property lines and dimensions, all structures and buildings (existing and proposed), all setback dimensions, driveways, and all adjacent uses and structures of adjoining lots.

Your application will not be considered unless all required information is provided at the time of submission, and any/all required fees are paid for prior to the meeting date.

Building permits must be obtained within one year of approval of your variance

Address of property where variance is being requested:

Number	Street	Parcel #
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Applicant/Owner Information

Applicant(s) Name: _____

Address: _____
 Street City State Zip

Phone: _____ Email: _____

Owner Name (if different from Applicant): _____

Address: _____
 Street City State Zip

Phone: _____ Email: _____



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Variance Request Information

Subject property is zoned: _____ Size of Lot: _____ x _____

Total Square Footage: _____ Circle One: Corner Lot Interior Lot Waterfront Lot

Number of Buildings on lot now: _____

Percentage of lot coverage by building/structure now: _____%

Type/Use/Size of Each Building:

Describe Proposed Building/Structure, Addition, Fence, Sign, Etc.:

Complete as it pertains to each situation; e.g. complete all for buildings, height & length for fence, etc.

Height: _____ Width: _____ Length: _____ Sq. Footage: _____

Height: _____ Width: _____ Length: _____ Sq. Footage: _____

Height: _____ Width: _____ Length: _____ Sq. Footage: _____

Percentage of lot coverage with proposed building/structure, addition, fence, etc.: _____%

Setbacks after completion of proposed project:

Front: _____ Rear: _____ Side: _____ Side: _____

REASON FOR APPEAL: _____



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For a variance to be granted, the Applicant must prove a unique circumstance or an undue hardship relating to his/her situation by answering the questions below and providing supporting evidence

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not generally applicable to other land, structures or buildings in the same zoning district
 NO _____ YES _____

If yes, explain: _____

- 2) A strict enforcement of the zoning ordinance would cause a practical difficulty and literal interpretation of the provisions of the zoning ordinance would deprive me of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning ordinance
 NO _____ YES _____

If yes, explain: _____

- 3) The special conditions and circumstances do not result from the actions of me, the applicant, or my predecessor
 NO _____ YES _____

If no, explain: _____

- 4) Granting the variance requested will not bestow upon me, the applicant, any special privileges that are denied by the zoning ordinance to other lands, structures or buildings in the same zoning district
 NO _____ YES _____

If no, explain: _____



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5) Will approval of this appeal change the character of your immediate neighborhood and/or the zoning district in which the property is located?

NO _____ YES _____

If yes, explain: _____

I (We) herby attest that all the information provided in this application, and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

 Applicant's Signature

 Date

 Owner's Signature

 Date

CITY OFFICE USE ONLY

Appeal #: _____

Fee Amount Paid: \$ _____

Date Paid: _____

Reviewed By: _____

Building Official

City Manager