



ANTWERP TOWNSHIP ZONING BOARD OF APPEALS APPLICATION

Application is for (check one):

- Dimensional Variance
- Interpretation of Ordinance or Map
- Appeal of an Administrative Decision
- Temporary Use or Activity per Zoning Ordinance

Applicant Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number(s): _____ E-mail: _____

I hereby attest that all information on this application is, to the best of my knowledge, true and accurate.

Signature: _____ **Date:** _____

Applicant is the: Owner Lessee Contract Purchaser Contractor/Architect/Other

Property Owner's Name (if different from applicant): _____

Street Address: _____

City: _____ State _____ Zip Code: _____

Phone Number(s): _____ E-mail: _____

Signature: _____ **Date:** _____

PERMISSION TO ENTER (OWNER ONLY): I hereby grant permission for members of the Antwerp Township Zoning Board of Appeals and/or staff to enter the property described below (or as described in the attached) for the purpose of gathering information related to this application. (Note to owner/applicant: This is **optional** and will not affect any decision on this application)

Signature of Owner: _____ **Date:** _____

Project Location or Address: _____

Parcel Number: _____

Explanation of Request (attach additional sheets as necessary): _____

If application is for an administrative appeal or variance, please attach one (1) copy of a plot plan or site plan of the premises drawn to scale, showing the location of all existing and proposed structures, improvements and uses on the property, proposed and required setbacks, and any other information necessary to illustrate the request, as well as all information required by the Zoning Ordinance.

TO BE COMPLETED BY TOWNSHIP

Date application and fee received and accepted: _____ Staff Initials: _____

Receipt Number: _____ Meeting Date: _____

Note: Information contained in this application, as well as supporting documentation, may be subject to review by the public if a Freedom of Information Act Request is filed.

VARIANCE REQUESTS: YOU MUST ALSO COMPLETE THE "VARIANCE REQUESTS STANDARDS OF REVIEW" FORM AND SUBMIT IT WITH THIS APPLICATION

VARIANCE REQUESTS STANDARDS OF REVIEW

Section 13.5. Dimensional Variances. The Zoning Board of Appeals shall not grant a variance from a Zoning Ordinance requirement unless it finds that a practical difficulty exists. A practical difficulty is determined to exist if the Zoning Board of Appeals provides a positive answer to all of the following six questions and documents its findings:

1. Would strict compliance with the zoning requirement unreasonably prevent the landowner or applicant from using the property for a permitted land use, or would strict compliance render conformity with the zoning requirement unnecessarily burdensome? The Zoning Board of Appeals shall not consider the cost to conform with the zoning requirement or financial return when reviewing this standard.

2. Is the predicament caused by a unique circumstance related to the property? A unique circumstance is one that is not similarly shared by neighboring properties within the general vicinity and within the same zoning district. Unique circumstances are determined to exist if at least one of the following conditions are identified by the Zoning Board of Appeals:
 - a. Exceptional narrowness of the width or depth of a lot or parcel, or an irregular shape, as compared to a conforming lot or parcel.
 - b. Exceptional natural or topographic features located on the lot or parcel, such as steep slopes, surface water features, existing significant trees, or other unique or extreme physical conditions of the land.
 - c. Extraordinary location of an existing building or structure that allows no other practical or feasible location for expansion because of exceptional features of the land.
 - d. Other natural, topographic, built, or dimensional conditions or characteristics of land, lot, or parcel, which are determined by the Zoning Board of Appeals as exceptional or extraordinary.

3. Did the predicament result from a circumstance other than a self-created problem caused by the current landowner or any previous landowner? A self-created problem is described as one or more of the following conditions:
- a. A problem that occurs when one can reasonably develop a property in a compliant manner, but the landowner or applicant's personal desires and preferences for property development do not align with zoning requirements.
 - b. A problem that occurs when a property is currently built-out under current zoning constraints, but the landowner or applicant's personal desires and preferences for expansion do not align with zoning requirements.
 - c. A problem that results from the action, preference, or desire of the landowner or applicant that is not a result of a unique characteristic of the property.
 - d. A problem that exists because the landowner, previous landowner, or applicant took a specific action that created the need for the variance, such as adjusting a lot line, constructing a building, or developing a site in a manner that does not allow future compliant construction, building expansion, or site development.

4. Will granting the requested variance, or a variance of a lesser degree, provide substantial justice to the landowner or applicant and neighboring landowners and occupants? Substantial justice to neighboring landowners and occupants means that the requested variance will not grant special privileges to the applicant that are denied to nearby, similar-situated properties located in the same zoning district.

5. Is it true that granting of the variance is not anticipated to impact public health, safety, welfare, and will it not impact the character of the area?

6. Will granting the variance align with the intent and spirit of the Zoning Ordinance and its requirements?
