



CITY OF THE VILLAGE OF DOUGLAS

ZONING BOARD OF APPEALS REQUEST FOR VARIANCES APPLICATION

86 W. CENTER STREET, DOUGLAS, MI 49406
Phone: 269-857-1438 FAX: 269-857-4751

\$500.00 Fee Required (Article 29 Zoning Board of Appeals)

APPLICANT INFORMATION *(If different than owner)*

Name _____ Email _____
Address _____
Phone # _____ Fax # _____

OWNER INFORMATION

Name _____ Email _____
Address _____
Phone # _____ Fax # _____

PROPERTY INFORMATION

Address or Location _____
Permanent Parcel # _____
Zone District (Current) _____ (Proposed) _____
Property Size _____ *(If Applicable)*

Describe Variance Request

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

Signature of Applicant and Owner (If different than applicant)

Date

I hereby grant permission for members of the Douglas Planning Commission, Board of Appeals and/or City Council to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application/request/proposal.

Owner's Signature

Date

DO NOT WRITE IN THIS BOX

Date Received _____ Application Accepted By _____ Fee Paid \$ _____
Submitted Materials: _____ Site Plan _____ Application _____ Legal Description _____ Narrative Description

For Office Use Only

REMARKS

Other (Where Applicable):

Plans sent to Saugatuck Fire District on: _____

Approved on: _____

Planning Commission Review on: _____

Minutes attached: _____

Zoning Board of Appeals Review on: _____

Minutes attached: _____

Faxed to KLWSA (269-857-1565) on: _____

ZONING APPROVAL

APPROVED: _____

By: _____ Date: _____

Zoning Administrator

DENIED: _____

By: _____ Date: _____

Zoning Administrator

KLSWA APPROVAL

APPROVED FOR CONNECTION TO WATER/WASTEWATER SYSTEM

(Subject to appropriate connection fees and charges)

Street and Number _____

KALAMAZOO LAKE SEWER AND WATER AUTHORITY

APPROVED

Date: _____ By: _____

DENIED

Date: _____ By: _____

**CITY OF THE VILLAGE OF DOUGLAS
ZONING BOARD OF APPEALS
REQUEST FOR VARIANCES
APPLICANT SUMMARY OF FACTS**

Adopted 6/27/05

1. Date of application _____
2. Name of applicant (or authorized agent) _____
3. Address of applicant _____
4. Telephone (Home) _____ (Business) _____
5. Address of property in question _____
6. Legal description and/or property description number

7. Present zoning and use of property _____
8. Present zoning and use of adjacent properties _____

9. State variance requested and reference Article 29 (Zoning Board of Appeals) and Sub-
Section 29.05 (1) variances and 29.05 (2) _____

10. Attach ten (10) copies of a current property survey together with accompanying site plan delineating property lines, proposed construction/setbacks, as well as any other information that may assist the Zoning Board of Appeals.
11. Due to public notice requirements, applications must be received no less than twenty one (21) days prior to the scheduled meeting date, however the Chairman retains the right to schedule meetings based upon the adequacy of the information received.

12. I have read/reviewed the Douglas Zoning Ordinance in regard to the Zoning Board of Appeals (Article 29) and the requirements for a Variance, and hereby give the Zoning Board of Appeals permission to examine the property in question.

In order for the Zoning Board of Appeals to grant a variance a “practical difficulty” must exist. The “practical difficulty” must not be self created, must not be economic, and must not adversely affect the neighborhood. If you are requesting a non-use variance please answer the following 5 questions in order to verify the conditions for a variance exist.

Question 1 – Zoning Ordinance Section 29.05 a)

Please list the practical difficulties which prevent carrying out the strict letter of the Ordinance. These practical difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.

Question 2 – Zoning Ordinance Section 29.05 b)

Please list the genuine practical difficulty that exists because of unique circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved that do not generally apply to other property or uses in the same zoning district.

Question 3 –Zoning Ordinance Section 29.05 c)

Please verify that the practical difficulty or special conditions or circumstances that are due to no fault of your own.

Question 4 – Zoning Ordinance Section 29.05 e)

Please verify that the variance will be in harmony with the general purpose and intent of this Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood.

Question 5 – Zoning Ordinance Section 29.05 g)

Please verify that the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or to mitigate the hardship.

Applicant's Signature _____
(please specify owner or agent)

\$500.00 Application Fee enclosed/attached _____

City of the Village of Douglas use only

Date application received _____

Date to be reviewed by the Zoning Board of Appeals _____

Variance: Approved _____ Denied _____ Approved with conditions as follows:

Dated _____ By _____

Clerk and/or Zoning Administrator