



BBA # _____

Board of Building Appeals Variance Request Form

Charter Township of Grand Blanc

Please note: 10 copies of this form and 10 copies of any letters, blueprints, etc., **MUST** be submitted at time of application

Date of Application: _____

Property ID #: _____

PLEASE PRINT

Name of Applicant(s)	
Address, City and Zip	
Phone/Fax/E-mail	

Address of Property	
Location of Property (include cross-streets and directions)	
Section of code that is being appealed	
Reason for Request	

Interest in property	
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Signature of Applicant: _____ Date: _____

Printed Name of Applicant: _____

Staff Use Only	Date Received: _____
	Fee Paid: _____

**THIS FORM MUST BE RETURNED TO THE BUILDING DEPARTMENT TEN DAYS PRIOR TO THE MEETING DATE.
A BUILDING PERMIT MUST BE OBTAINED AFTER APPROVAL OF A VARIANCE. THIS VARIANCE DOES NOT INCLUDE ANY
BUILDING PERMIT FEES REQUIRED BY THE CHARTER TOWNSHIP OF GRAND BLANC.**

SECTION 3504 VARIANCES (See also Section 3505, "Granting of Variances")

1. **General variances:** The Board of Zoning Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "a-e" or condition "f" applies.
 - a. **Practical difficulty:** A practical difficulty exists on the subject side (such as an exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would reasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profits are not considerations for practical difficulty.
 - b. **Unique Situation:** The demonstrated practical difficulty results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
 - c. **Not self-created:** The applicant's problem is not self-created.
 - d. **Substantial justice:** The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which might endanger the public safety, comfort, morals or welfare).
 - e. **Minimum variance necessary:** The variance shall be the minimum necessary to grant relief created by the practical difficulty.
 - f. **Compliance with other laws:** The variance is the minimum necessary to comply with state or federal laws, such as farming activities protected by the "Right to Farm Act" or accessory facilities to meet the needs of handicapped individuals protected under the Americans with Disabilities Act.