


  
**CLINTON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**OFFICE OF PLANNING & ZONING**  
 100 E. State Street, Suite 1300  
 St. Johns, Michigan 48879  
 (989) 224-5292 • Fax (989) 224-5127

**APPLICATION FOR VARIANCE**

Clinton County Zoning Ordinance- Article 4, Section 4.4.5- The Board of Appeals may authorize specific variances from such requirements as: lot area and width regulations, yard and depth regulations, off-street parking and loading space requirements, and sign and billboard regulations, provided all of the basic conditions listed herein and any one of the special conditions listed thereafter shall be satisfied.

**I. PETITIONER/PROPERTY INFORMATION**

(A.) **Property Address-**..... **Property Id.**.....  
 ..... **Zoning Classification**.....

(B.) **Property Owner's Name-**..... **Property Owner's Address in Full**  
 .....  
 ..... Ph: .....

(C.) **Applicant's Name-**..... **Applicant's Address in Full**  
 .....  
 ..... Ph: .....

(D.) **Property Legal Description -**..... **List all Deed Restrictions-**  
 .....(attach copy of recorded.....  
 .....legal description).....

(E.) **Name and address of other persons, firms or corporations having legal or equitable interest in the property-**  
 .....  
 .....

(F.) **If a previous variance request has been made for the property under this petition, please provide all pertinent information, such as past project number, date of variance application and ZBA hearing, nature of variance, and if approved or denied-**  
 .....  
 .....

**II. ACTION REQUEST**

(A.) **Indicate which Ordinance requirement(s) are the subject of the variance request:**

- |                                     |                          |                                |
|-------------------------------------|--------------------------|--------------------------------|
| _____ Front yard setback            | _____ Lot coverage       | _____ Rear yard setback        |
| _____ Side yard setback             | _____ Off-street parking | _____ Height/width             |
| _____ Width to Depth Ratio          | _____ Signage            | _____ Non-conformity expansion |
| _____ Other- Please describe: ..... |                          |                                |

**(B.) State what is intended to be done on/or with property causing the need for the variance.**

.....  
.....  
.....

**(C.) Describe property characteristics preventing conformance with the Zoning Ordinance and necessitating the need for a variance.**

\_\_\_\_ Too narrow      \_\_\_\_ Too small      \_\_\_\_ Too shallow      \_\_\_\_ Elevation      \_\_\_\_ Slope  
\_\_\_\_ Shape      \_\_\_\_ Soil      \_\_\_\_ Subsurface      \_\_\_\_ Physical features, septic, well, etc.  
\_\_\_\_ Other- Please describe: .....

**(D.) Justification for granting of variance- The applicant must show that strict application of the provisions of the Clinton County Zoning Ordinance to petitioned property would result in practical difficulties inconsistent with the general purpose and intent of the Ordinance. In order for the Zoning Board of Appeals to determine whether unnecessary hardship exists, the applicant should answer the following questions in detail. Please attach separate sheet if necessary. Please label comments on adjacent sheet with corresponding letter/number on application.**

(1.) Can the petitioned property be used for the intended purpose in conformance with the Zoning Ordinance without the requested variance? \_\_\_\_ Yes \_\_\_\_ No

Please explain- .....  
.....

(2.) Is the petitioned variance due to a self-created action by the applicant? \_\_\_\_ Yes \_\_\_\_ No

Please explain- .....  
.....

(3.) Are the conditions on your property the result of other manmade changes (e.g. road relocation, etc.) regulatory changes (e.g. right-of-way increase, change in zoning dimensional requirements, etc.), or other regulatory controls (e.g. separation distances from septic or drain, etc.)? \_\_\_\_ Yes \_\_\_\_ No

Please explain- .....  
.....

(4.) Will strict application of the terms of the Ordinance deny use of the property for any purpose to which it is reasonably adapted? \_\_\_\_ Yes \_\_\_\_ No

Please explain- .....  
.....

(5.) Is the variance requested a result of circumstance unique to this particular parcel and not in common with other parcels in the immediate area? \_\_\_\_ Yes \_\_\_\_ No

Please explain- .....  
.....

(6.) Would granting the variance alter the essential character of the area? \_\_\_\_ Yes \_\_\_\_ No

Please explain- .....  
.....

(7.) Other comments in support of the application- .....

.....

.....

(8.) If your request is granted, what are the likely to be the positive and/or negative impacts of this decision on surrounding land and neighbors?

.....

.....

.....

(9.) How do you propose to minimize any potential negative impacts in which your proposed activity may cause?

.....

.....

.....

**III. SITE PLAN REQUIREMENTS/AFFIDAVIT**

**(A.) Attach 15 copies of a site plan drawn to an appropriate scale (e.g. 1” = 30’, 1” = 40’, ... 1” = 100’) portraying the following information and containing any additional information applicant considers as appropriate to the petition.**

<b>Provide Site Plan Portraying the Following Information:</b>		<b>Additional Comments?</b>
Show property lot/boundary lines, inc. dimensions in feet.	π	.....
Label all streets/roads- identify road centerline and right-of-way, provide dimensions.	π	.....
Show and dimension (inc. height) all existing structures and label as such	π	.....
Show and dimension (inc. height) proposed construction and label as such	π	.....
Show distances from all sides of existing and proposed structures to property lines.	π	.....
Identify “north” on the site plan.	π	.....
Identify all lakes, streams and wetlands on property.	π	.....
Identify topography of property, including slope direction and degree of fall.	π	.....
Show location(s) of structures on adjacent properties if within 100’ of petitioned property lot line.	π	.....
Show location of existing and/or proposed well and septic facilities.	π	.....
Provide location of any other impediments on the property preventing use of property in compliance with the Ordinance.	π	.....

**Note: Site plans must be clear and concise and relay accurate and appropriate information or they will be returned to applicant for revision.**

**(B.) Affidavit**

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon the request, the said decision does not relieve the applicant from compliance with all other provisions of the Clinton County Zoning Ordinance or any other local, state or federal provisions, rules or regulations. The undersigned further affirms that he/she or they is (are) the \_\_\_\_\_ (e.g. owner, lessee, authorized agent, etc.) involved in the request for variance and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

APPLICANT SIGNATURE(S) \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_ DATE \_\_\_\_\_

Please submit completed application and application fee to:

Clinton County Office of Planning & Zoning  
Clinton County Courthouse  
100 E. State St., Ste 1300  
St. Johns, Michigan 48879

OFFICE USE ONLY			
Project Number-	_____	Initial Hearing-	_____
Date Received-	_____	Secondary Hearing-	_____
Preliminary Review-	_____	Board Action-	_____
Fee Received-	_____	Applicant Notification-	_____