

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309
(248) 656-4660

For Official Use Only
File No. _____
Date: _____

ZONING BOARD OF APPEALS APPLICATION
(Use Variance)

1. Property Information:

Address of Affected Property: _____

Lot No. and Subdivision Name: _____

Tax I.D. No./Sidwell Number: _____

Zoning District: _____

Current Use: _____

2. Request: Use Variance

Ordinance Section: _____
(Variance being requested from)

Brief Description of Request:

3. Criteria for Use Variance:

A **use variance** is a variance that allows a property to be used in a way for which the Ordinance does not otherwise permit in the Zoning District where the property is located. To obtain a use variance, an applicant must present proof that an unnecessary hardship exists, and the unnecessary hardship must relate to a unique circumstance of the property, which prevents the applicant from reasonably using the property for a permitted purpose. *A use variance may not be applied for without first attempting to rezone the property.*

- a) **Reasonable use.** Describe how the affected property cannot be reasonably used or cannot yield a reasonable return on a prudent investment if only used for a purpose allowed in the Zoning District.

- b) **Unique circumstance.** Describe how the request results from a special or unique circumstances peculiar to the affected property and not to general neighborhood conditions.

- c) **Essential Character.** Describe how the use to be authorized by the variance will not alter the essential character of the area and locality.

- d) **Not Self-created.** Describe how the alleged hardship has not been created by the actions of the applicant or any person having a current interest in the property.

- e) **Public Safety and Welfare.** Describe how the request would not be materially detrimental to the public welfare or materially injurious to this property or other properties or premises in the zone or district in which the property is located.

APPLICANT INFORMATION

(Information contained on this Page 3 is considered confidential and will not be published in any Agenda Packet, nor will it made available to any person interested in viewing this file)

4. Identification:

Applicant's Name: _____
(Street / City / State / Zip)

Address: _____

(Telephone) (Fax) (Email)

Statement of Applicant's Interest in Property: _____

Property Owner: _____
(If different than applicant)

Property Owner Address: _____
(Street / City / State / Zip)

(Telephone) (Fax) (Email)

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

(Date) (Signature of Property Owner)

I hereby certify that all of the above statements and those contained in the documents submitted herewith are true and correct.

(Date) (Signature of Applicant)