

**CRYSTAL FALLS TOWNSHIP  
ZONING BOARD OF APPEALS  
DEMAND FOR APPEAL/VARIANCE**

**OFFICE USE ONLY**

\_\_\_\_\_  
(applicant --person filing the appeal)

Case number \_\_\_\_\_

\_\_\_\_\_  
(address)

Date Rec'd \_\_\_\_\_

Fee Rec'd \_\_\_\_\_

Receipt # \_\_\_\_\_

Hearing date \_\_\_\_\_

\_\_\_\_\_  
(city, state, zip code)

( \_\_\_ ) \_\_\_ - \_\_\_\_

( \_\_\_ ) \_\_\_ - \_\_\_\_

(telephone, home and business)

Action: \_\_\_\_\_

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Applicant's standing (interest) in the appeal

(check one):

€ Property owner (attach inspection report sheets)

€ Adjacent property owner

€ Other affected individual. Explain: \_\_\_\_\_

€ Other. Explain: \_\_\_\_\_

PROPERTY OWNER'S (OF LAND SUBJECT TO APPEAL) NAME AND ADDRESS

(if not the applicant)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone ( \_\_\_ ) \_\_\_ - \_\_\_\_

ADDRESS/ LOCATION OF LAND SUBJECT TO APPEAL \_\_\_\_\_

PARCEL SUBJECT TO APPEAL SIZE \_\_\_\_\_

PROPERTY DESCRIPTION FOR LAND SUBJECT TO APPEAL \_\_\_\_\_

PARCEL DATA PROCESS (tax) NUMBER FOR LAND SUBJECT TO APPEAL

\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

ZONING DISTRICT OF PROPERTY SUBJECT TO APPEAL

\_\_\_\_\_

ACTION REQUESTED: (check one)

€ To interpret a particular section of the ordinance, as it is felt the Zoning Administrator/Planning Commission is not using the proper interpretation:

The Section is: \_\_\_\_\_

€ To interpret the zoning map, as it is felt the Zoning Administrator/Planning Commission is not reading the map properly. Describe the portion of the zoning map in question (attach detail maps if applicable): \_\_\_\_\_

\_\_\_\_\_

- € To grant a non-use variance to certain requirements of the zoning ordinance, (parking, setbacks, lot size, height, floor area, sign regulations, location of accessory buildings, maximum amount of lot coverage, etc.). Specify the section and specific regulations a variance is being sought from: \_\_\_\_\_
- € To overturn an action of the zoning administrator. The zoning administrator erred (did not issue a permit, issued a permit, enforcement): \_\_\_\_\_

**RULING SOUGHT:**

What is the sought ruling by the Crystal Falls Township Zoning Board of Appeals? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach sheets if necessary)  
( € attached)

**STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION**

State specifically the reason for this demand for appeal request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach sheets if necessary)  
( € attached)

**ATTACH A DETAILED SITE PLAN,**  
( € attached)

Attach a copy of the initial application concerning this issue and the zoning administrator's (or planning commission's) written ruling on this issue.  
( € attached)

**NON-USE VARIANCE QUESTIONS:**

If you are seeking a variance, on attached sheets, provide answers to the following questions. Please number the answers the same as they are numbered here. Please be specific, and explain your answers. (If the answer to any of the questions is “no,” a variance may not be granted, § 20.03  
( € attached)

**Criteria 20.03**

Non-use Variance: A non-use variance may be allowed by the Zoning Board of Appeals only in cases where there is evidence of practical difficulty in the official record of the hearing and that all of the following conditions are met:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions may include:

Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Chapter or amendment.

By reason of exceptional topographic or environmental conditions or other extraordinary situation on the land, building or structure.

By reason of the use or development of the property immediately adjoining the property in question, including, but not limited to, pre-existing ingress and egress rights.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same Zoning District and in the vicinity. The possibility that compliance with this Ordinance may prove to be more expensive or otherwise inconvenient shall not be part of the consideration of the Board.
3. The variance will not be detrimental to adjacent property and the surrounding neighborhood.
4. The variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested.
5. That the immediate practical difficulty causing the need for the variance request was not created by the applicant

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any Zoning Board of Appeals ruling that may be issued may be void. Further I agree, any Zoning Board of Appeals ruling and subsequent permit that may be issued is with the understanding all applicable sections of the Crystal Falls Township Zoning Ordinance will be complied with. Also, I agree to notify the zoning administrator for Crystal Falls Township for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of Crystal Falls Township, the County of Iron and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Also I understand any zoning action by the Zoning Board of Appeals conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

When completed send with \$250.00 application fee to:  
Crystal Falls Township Zoning Administrator  
PO Box 329  
Crystal Falls, Michigan 49920

