

Crystal Falls Township Variance Information Sheet

Even though your zoning compliance permit has been denied, you still have the option of applying for a "Variance.": A three member Zoning Board of Appeals considers each variance at a public meeting. The Board may or may not vote to allow construction as originally planned on the Zoning Compliance Permit. There are no guarantees.

The cost of the variance is \$250.00 and is payable to Crystal Falls Township.

Upon receipt of an application, a notice that a request for variance has been received shall be published in a newspaper which circulates in the township, and sent by first class mail or personal delivery to the owners of property for which approval is being considered, to all persons to whom real property is accessed within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet. The notice shall be given at least 15 days before the date the application will be considered.

As the property owner, you will also receive a first class letter to notify you of the meeting time and date. Prior to the meeting, the Zoning Board of Appeals members will visit the construction site. You must have stakes in the ground to clearly delineate the corners of the structure you are planning to build. Property lines should also be clearly marked. Any information you can submit that will help to clarify your intentions is always advisable. (It is also wise to have an "alternative plan" as the Board may not agree with your proposal, but may consider other options.) If you are unable to attend the meeting, it is a good idea to have someone there who can explain your plans and answer questions.

Once your variance is approved, the Board may advise you to complete construction within two years.

If you have any questions, please contact, Township Zoning Administrator, and leave a message or you can send a fax.

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