

Waterford Township Zoning Board of Appeals Instructions & Application



Development Services Department
5200 Civic Center Drive
Waterford, MI 48329
(248) 674-6238
www.waterfordmi.gov



ALL of the following must be submitted to the Development Services Department by the application deadline to be considered for the scheduled meeting:

1. Ten (10) copies of the completed and notarized Application Form (Attached)
2. Ten (10) copies of the completed Supplemental Information Form (Attached)
3. Ten (10) copies of a Plot Plan (*As required by Waterford Township Zoning Ordinance Section 6- 100.2(5) and as defined in Section 1-007, see below*)
4. Ten (10) copies of any additional information (i.e. photos, letters of support, etc.)

Fees will be determined once the application and site plan are deemed complete and accurate. Staff will contact you with the fees that are owed. The fees must be paid at least one (1) week prior to the scheduled meeting date. **Fees are nonrefundable.**

All applications to the ZBA must be made with full knowledge and written consent of all owners of the property in question. This requirement shall include, but is not limited to, the consent of a land contract seller to the relief sought by a land contract purchaser. All applications must be signed by all property owners and these signatures shall be notarized.

Plot Plan Requirements

A plot plan shall be the graphic depiction of existing conditions and proposed improvements on a subject zoning lot drawn on at minimum an eleven (11) inch by seventeen (17) inch sheet and properly scaled within the range of one (1) inch = twenty (20) feet to one (1) inch = fifty (50) feet and shall consist of the following items of information:

- A. Name, address and telephone number of property owner.
- B. Name, business address and phone number of individual who prepared the plan.
- C. North arrow.
- D. Scale.
- E. Legend.
- F. A certified survey completed by a State of Michigan licensed land surveyor, which indicates the legal description and recorded and measured dimensions of the property lines and other pertinent data as prescribed in Public Act 132 of 1970, Certified Surveys, as amended. The plan shall be drawn in accordance with the dimensions shown on this survey.
- G. The location and dimensions of all existing and proposed permanent and accessory buildings and structures, and where applicable all proposed temporary structures, on the site.
- H. Existing and proposed streets, drives, drive approaches (including acceleration, deceleration and passing lanes), parking areas indicating type of surfacing and listing number and size of parking spaces, and outdoor display areas where applicable.
- I. Wetland, floodplain, and drainage course boundaries.
- J. Location of all proposed signs - type, size and details.
- K. Where required by the Township Engineer, the following additional information:
 - (1) Existing and proposed topography using U.S.G.S. datum with contours at two (2) feet intervals extending to a minimum of one hundred (100) feet beyond the site property lines. In certain instances additional topography may be required.
 - (2) The location and capacity of existing or proposed water, sanitary, stormwater, and other utilities serving the site with approximate rim elevations, inverts, size and lengths.
 - (3) Proposed public and private sidewalks.

**Charter Township of Waterford
2021 Regularly Scheduled Zoning Board of Appeals Meetings**

All meetings will be held at the Waterford Township Hall Auditorium, located at:
5200 Civic Center Drive, Waterford, Michigan, 48329

on the following **Tuesday afternoons beginning at 4:00 p.m.**

Please Note: Agendas are limited to 10 new business cases

February F6, 2021 (application deadline January 19)

March F6, 2021 (application deadline February F0)

April 20, 2021 (application deadline March 17)

May 18, 2021 (application deadline April 14)

June 15, 2021 (application deadline May 12)

July 20, 2021 (application deadline June 16)

August 17, 2021 (application deadline July 14)

September 21, 2021 (application deadline August 18)

October 19, 2021 (application deadline September 15)

November F6, 2021 (application deadline October 13)

Zoning Board of Appeals Fee Schedule

Single Family Residential / Non-profit Organizations	\$250
Each Additional Variance	\$100 each (Max \$550)
Single Family Residential - Code Violation	\$432
Each Additional Variance	\$100 each
All Other Zoning Districts	\$700
All Other Zoning Districts - Code Violation	\$882
Special Hearing Fee (in addition to fee as listed above)	\$420

Duration of Approval

Any relief granted by the Zoning Board of Appeals is valid for one (1) year from the date of the public hearing, unless otherwise specified by the Board. The applicant will not receive written confirmation of the approval/denial. Copies of the minutes are available upon request from the Development Services Department or at www.waterfordmi.gov once approved.

ZONING BOARD OF APPEALS APPLICATION

I, (WE), the undersigned do hereby make application to the Zoning Board of Appeals of the Charter Township of Waterford.

Name of Applicant(s)

Name of Property Owner

Address of Applicant(s)

Address of Subject Property

City, State, Zip

Parcel I.D. Number(s)

Phone Number

Zoning of Subject Property

Email

Interest in Request (buyer, owner, representative, etc.)

Legal Description (attach additional sheet if necessary)

Type of Request (Please check appropriate box.)

A variance of a Requirement of the Zoning Ordinance

An Interpretation of the Zoning Ordinance Text

Review of an Administrative Decision

An Interpretation of the Zoning Map

Appeal of a Planning Commission Denial of Special Approval

An Extension of ZBA Approval Timeframe

I, (WE), the applicant(s), request that the following variances be granted. (i.e. The difference between what is required and what is proposed.)

CONSENT TO PROPERTY INSPECTION

In order to enable the members of such decision-making body to make an informed decision on my (our) request, I (we), do hereby consent to allow the members of the decision-making body to inspect the subject property up to the date of the meeting of the decision-making body at which such body issues its final decision on the request(s), provided that such inspections are limited to:

- gathering information specific to the requested action,
- typical hours of daily human activity, unless specified otherwise below, and
- the following restrictions (please list or indicate "none"):

**THE APPLICANT AND ALL PERSONS HAVING OWNERSHIP INTEREST IN
THE ATTACHED DESCRIBED PROPERTY MUST SIGN THE APPLICATION**

(ADDITIONAL COPIES OF THIS SHEET MAY BE ATTACHED)

By signing, I (owner) understand that application to the Charter Township of Waterford has been made for land use matters to be considered and decisions made by the Zoning Board of Appeals that will affect use of my property. I (owner/applicant) hereby affirm that all of the information submitted with and including this application are correct to the best of my knowledge.

Property Owner/Applicant (Signature): _____

Property Owner/Applicant (Print): _____

Subscribed and sworn to before me this _____ day of

_____, _____

Notary Public

My commission expires:

State of Michigan, County of

Zoning Board of Appeals

Supplemental Information

For variances to be granted, Section 6-100.5 of the Zoning Ordinance requires the ZBA to find that the APPLICANT has demonstrated that each of the six (6) specified review standards are satisfied. It is to your advantage to provide as detailed and complete a response to each question as possible. Additional sheets may be attached.

1. Explain how strict compliance with the applicable Zoning Ordinance Standard(s) would prevent the owner from using the property for a permitted purpose or be unnecessarily burdensome?

2. Explain how the requested variance will ensure substantial justice to the applicant as well as other property owners.

3. Explain why a lesser variance than requested would not give substantial relief to the applicant and/or be consistent with justice to other property owners.

4. Explain how the need for a variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.

5. Explain how the problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessors.

6. Explain how the spirit of the Zoning Ordinance will be observed, public safety and welfare secured, and substantial justice done.