

**ZONING VARIANCE REQUEST**  
**CITY OF SOUTH HAVEN**  
**BUILDING DEPARTMENT**  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-637-0760

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Property in Question: \_\_\_\_\_ Present Zoning of Property: \_\_\_\_\_

Name of Property Owner(s): \_\_\_\_\_

Present Zoning of Neighboring Properties to the :

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

Which Sections of the South Haven Zoning Ordinance are you requesting a variance from? Please indicate Section and Paragraph numbers. (City staff will help determine which variance(s) are required).

Section(s): \_\_\_\_\_

Under Article XXII, Section 2205 of the South Haven Zoning Ordinance, the Zoning Board of Appeals may not grant a variance from the regulations within the Ordinance unless certain conditions exist. Further, the Board must determine that the request will not be detrimental to adjacent property and the surrounding neighborhood. The following conditions must be met in order for the Zoning Board of Appeals to grant a variance. Those conditions are:

1. There are exceptional or extraordinary circumstances or conditions that apply to the property in question or to the intended use of the property that do not apply generally to other properties in the same zoning district.

Which exceptional conditions apply to your property that do not generally apply to other properties in your zoning district?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. The variance, if granted, is necessary for the preservation and enjoyment of the property rights that are similar to those rights which are possessed by other properties in the area.

How will the variance improve your use of the property? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Are there other properties in your area that have a similar type of improvement? \_\_\_\_\_

3. The variance request for the property in question or the intended use of said property is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situation.

The Zoning Board of Appeals will determine if your variance request is similar to other requests in the past. If so, it will consider recommending an amendment to the Zoning Ordinance.

4. Financial return shall not be deemed in itself sufficient reason to warrant a variance.

Requesting that a variance be granted because it will bring an increase in property value is not sufficient grounds for the Zoning Board of Appeals to grant a variance. It is important to establish valid reasons in paragraphs 1 and 2.

In the space below explain fully your request for a variance and why you feel the Zoning Board of Appeals should grant the request. When requesting a variance for an area regulation (setback or sideyard requirement), a survey or scale drawing of the property and structure is strongly suggested.

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I hereby give permission for the members of the Zoning Board of Appeals and City Staff to access and inspect the property in question for the purpose of gathering information to make an informed decision on this variance request.

\_\_\_\_\_  
Property Owner Date

THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND SUBMITTED TO THE ZONING BOARD OF APPEALS FOR THEIR REVIEW. I REALIZE THAT ANY INFORMATION THAT I SUPPLY THAT IS NOT CORRECT COULD VOID ANY DECISION BY THE BOARD. I ALSO ACKNOWLEDGE THAT IF THE VARIANCE IS GRANTED BY THE BOARD, THE WORK WITHIN THE REQUEST MUST BE CARRIED OUT WITHIN ONE YEAR OF THE PUBLIC HEARING OR THE VARIANCE BECOMES NULL AND VOID.

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Applicant Signature Date