



Zoning Board of Appeals Sign Variance Application

APPLICANT NAME: _____

MAILING ADDRESS: _____ PHONE: _____

E-MAIL ADDRESS: _____

ADDRESS OF VARIANCE REQUEST: _____

OWNER/RENTAL OF PROPERTY? _____

PARCEL NUMBER: _____ CURRENT ZONING: _____

FEE: Residential (\$100.00) Commercial/Industrial (\$200.00 + legal, engineering. & planning fees)

An appeal from the ruling or decision of any officer, department, board or bureau of the city, including the city manager, concerning the interpretation or enforcement of the provisions, standards and regulations of this article may be filed in writing with the city by any aggrieved party within 30 days of the date of the ruling to the City of Cedar Springs Zoning Board of Appeals, sitting as an administrative appeal board under this article.

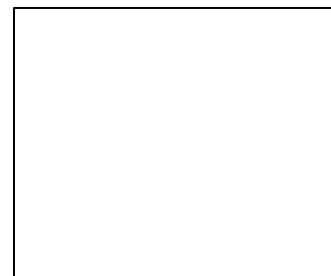
PLEASE DESCRIBE THE VARIANCE REQUESTED (including the ordinance requesting relief from)

(You may attach additional sheets if necessary)

I HAVE ATTACHED A SIGN PERMIT APPLICATION TO THIS VARIANCE REQUEST CONFORMING TO ALL REQUIREMENTS OF THAT APPLICATION

APPLICANT SIGNATURE: _____

DATE: _____



Register Imprint

CITY MANAGER APPROVAL: Yes No Date: _____

SIGNATURE: _____

HEARING DATE: _____ DATE PUBLICATION NOTICE: _____

DATE 300 FEET LETTERS SENT: _____

DECISION OF BOARD: _____

DATE APPLICANT NOTIFIED OF DECISION: _____

The Zoning Board of Appeals, after public hearing, shall have the power to decide applications for variances where it is demonstrated by the applicant that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this chapter relating to the construction, alteration, or use of buildings, structures, or land so that the spirit of this chapter shall be observed, public safety secured and substantial justice done.

The Zoning Board of Appeals shall consider the following for sign variance requests:

(1) In determining whether a variance is appropriate, the zoning board of appeals shall study the sign proposal, giving consideration to any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be sufficient to justify granting a variance; however, the zoning board of appeals may decline to grant a variance even if certain of the circumstances are present.

(2) In granting a variance, the zoning board of appeals may attach such conditions regarding the location, character, and other features of the proposed sign as it may deem reasonable.

Nonuse variances. A nonuse variance may be allowed by the zoning board of appeals only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and all of the following conditions are met:

1. In granting or denying a variance, the zoning board of appeals shall state the grounds and findings upon which it justifies granting or denying the variance based on the following criteria:
 - a. Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.
 - b. Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the zoning board of appeals shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.
 - c. Existing signs on nearby parcels would substantially reduce the visibility or identification impact of a conforming sign on the subject parcel.
 - d. Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as, but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.
 - e. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.
 - f. A variance from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.
 - g. A sign which exceeds the permitted height or area standards of this article would be more appropriate in scale because of the large size or frontage of the parcel or building.
2. The condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations.
3. Such 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 of increased financial return shall not of itself be deemed sufficient to warrant a variance.
4. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.
5. The variance will not impair the intent and purpose of this chapter.
6. The immediate practical difficulty causing the need for the variance request was not created by any affirmative action of the applicant.