

MECOSTA COUNTY BUILDING & ZONING DEPT.

14485 Northland Dr., Big Rapids, MI 49307

Phone: 231-592-0105 Fax: 231-592-01

ADMINISTRATIVE VARIANCE

\$ 50.00 (Non-Refundable Fee)

Site Address

Parcel Code # _____

Name of applicant

Permit # _____

Mailing address

Date Inspected _____

City State Zip

_____ Granted _____ Denied

Home Phone # Work #

Specific Variance

Inspector

Please note: All required inspection fees must be paid in advance. Administrative variances are granted only as authorized by the Mecosta County Zoning Ordinance, Article II, section 2.21 H and I.

All applications must be accompanied by a properly completed site plan. Review of site for requested variance will be completed within a reasonable time.

Article II, Section 2.21, H

Setback requirements may be reduced by the Zoning Administrator to equal the average or actual existing setback of those lots, which are located within 300 feet of, and are on the same side of the street as the lot in question; provided that the front setback shall not be less than 10 feet, and side or rear setbacks are not less than 4 feet.

Article II, Section 2.21, I

Waterfront setback requirements may be reduced by the Zoning Administrator to equal the average (50% of the lots developed) or the actual existing setback of those lots, which are located within 300 feet of, and are on the same side of the street as the lot in question, provided that at least a 25 foot setback is maintained. Only residences and the principal garage can be used in this calculation. In areas not so developed, the Zoning Administrator may reduce the setback to 25 feet on legal nonconforming lots provided said lot cannot normally accommodate any structure within the proposed setback requirements.

Any reduction of setback requirements beyond this limit may only be authorized the Zoning Board of Appeals, in accordance with Section 7.6.

Request for a variance that does not meet standards will be denied. Fee is non-refundable. If the applicant wishes to appeal to the zoning board of appeals or request a variance, a regular hearing/fee will be charged.

I hereby certify that I have read the above information, that all information given in the Building Development Form is true and correct, and all uses for which this application is made will conform to the Ordinance. I further certify this permit is subject to the terms and condition of the Ordinance and any violation will be sufficient evidence for revocation of this permit.

Applicant's Signature

Date Signed