

City of Muskegon Planning & Zoning Application

Page 2 – Variances

Please provide an answer to the following questions:

1. Why are there "*exceptional or extraordinary circumstances applying to the property in question or to the intended use of the property that do not apply generally to other properties or class of uses in the same zoning district*"? (i.e., **Why is your property unique compared to others in the neighborhood?**)

2. Why is a variance "*necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity*"? (i.e., **What property rights do your neighbors enjoy that you can't because of the nature of your property?**)

3. How will the authorizing of a variance "*not be of substantial detriment to adjacent property and not materially impair the purposes of the City's zoning ordinance or the public interest*"? (i.e., **Will granting a variance to you negatively affect your neighbors or the public in general?**)

4. Explain why the alleged difficulty is "*caused by the Ordinance and has not been created by any person presently having an interest in the property, or by any previous owner*": (i.e., **Who/what is the cause of the difficulty?**)

5. The alleged difficulty is "*not founded solely upon the opportunity to make the property more profitable or to reduce expense to the owner*" because: (i.e., **Do you have reasons, other than financial gain, for asking for the variance?**)

6. Is the requested variance "*the minimum action required to eliminate the difficulty*"? (i.e., **Could you get by with less of a variance from the ordinance requirement(s)?**)
