

City of Ironwood
Municipal Zoning Application

Case No.
Date Filed:

Type of Request:

Zoning Board of Appeals

___ Appeal (\$300.00)

___ Residential Variance (\$300.00 Fee)

___ Non-Residential Variance (\$350.00 Fee)

City Commission

___ Vacate Right-of-Way (\$300.00 Fee)

___ Vacate Plat/Subdivision (\$300.00 Fee)

Planning Commission

___ Conditional Use Permit (\$350.00 Fee)

___ Planned Unit Development (\$500.00 Fee)

___ Re-Zoning (\$300.00 Fee)

___ Site Plan (\$400.00 Fee)

___ Temporary Structure for Storage/Sales (\$100.00 Fee) ___ Zoning Text Amendment (\$300.00 Fee)

Administrative Staff Review

___ Administrative Approval (Towers) (\$250.00 Fee)

Public Notice and Hearing Requirements Apply to all requests except for Temporary Structure for Storage/Sales and Administrative Approvals

Address of property: _____

Parcel Number(s) and Legal Description: _____

Area of Parcel(s) (Acres): _____

Current Zoning: _____ **Proposed Zoning:** _____

Is the request consistent with the Comprehensive Plan? _____

Description of Request _____

If seeking a **Nonuse Variance** please indicate if the following criteria have been met:

Per Section 34-285(6)(b) A nonuse variance may be allowed by the ZBA only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and that all of the following conditions are met:

i. *Extraordinary circumstances.* There are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions include:

1. Exceptional narrowness, shallowness or shape of a specific property on the effective date of the ordinance from which this chapter is derived.
2. By reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure.
3. By reason of the use or development of the property immediately adjoining the property in question; whereby the literal enforcement of the requirements of this chapter would involve practical difficulties.
4. Any other physical situation on the land, building or structure deemed by the ZBA to be extraordinary.

ii. *Practical difficulty/substantial justice.* Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and 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.

iii. *Impact on surrounding neighborhood.* The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood or interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

iv. *Public safety and welfare.* The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the city.

v. *Not self created.* The immediate practical difficulty causing the need for the variance request was not self-created by the applicant.

If seeking a **Use Variance** please indicate if the following criteria have been met:

Per Section 34-285(6)(c) A use variance may be allowed by the ZBA only in cases where there is reasonable evidence of unnecessary hardship in the official record of the hearing that all of the following conditions are met:

i. *Unreasonable current zoning designation.* The applicant has demonstrated that the site cannot reasonably be used for any of the uses allowed within the current zoning district designation.

ii. *Unique circumstances.* That the condition or situation of the specific parcel of property or the intended use of such property for which the variance is sought is unique to that property and not commonly present in the general vicinity or in the zone district. The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return without some adjustment. Such unique conditions or situations include:

1. Exceptional narrowness, shallowness or shape of a specific property on the effective date of the ordinance from which this chapter is derived.
2. Exceptional topographic conditions or other extraordinary situation on the land, building or structure.
3. The use or development of the property immediately adjoining the property in question.
4. Any other physical situation on the land, building or structure deemed by the ZBA to be extraordinary.

iii. *Character of neighborhood.* The use variance will not alter the essential character of the neighborhood or the intent of the comprehensive development plan, or be a detriment to adjacent properties.

iv. *Capacity of roads, infrastructure and public services.* The capacity and operations of public roads, utilities, other facilities and services will not be significantly compromised.

v. *Not self-created.* The immediate practical difficulty causing the need for the variance request was not self-created by the applicant.

Plan Submittal Requirements

1. One (1) hard copy of site plan, survey and any and all other documents that may be required to complete an appropriate review of the request. Minimum size shall be 24" x 36" unless otherwise noted by staff.
2. One (1) PDF of site plan, survey and any and all other documents that may be required to complete an appropriate review of the request. Minimum size shall be 24" x 36" unless otherwise noted by staff.

Property Owner Information

Name: _____

Address: _____

Email: _____

Phone: (_____) _____ - _____ Fax: (_____) _____ - _____

Signature: _____ Date: _____

Applicant Information (If different than Property Owner)

Name: _____

Address: _____

Email: _____

Phone: (_____) _____ - _____ Fax: (_____) _____ - _____

Signature: _____ Date: _____

A Pre-Application meeting is required. Please contact staff at 906-932-5050 x 126 or bergmant@cityofironwood.org to set up a time to meet and discuss your application and project. All fees shall be paid and all documents required by ordinance shall be submitted with this application in order to be reviewed and considered for approval.