



IRONWOOD

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CITY OF IRONWOOD Zoning Board of Appeals Application

Case No. _____

Date Filed: _____

Type of Request

_____Appeal (\$400.00)

_____Residential Variance (\$350.00)

_____None-Residential Variance (\$400.00)

Public Notice and Hearing Requirements Apply to all requests.

Address of Property: _____

Parcel Number(s): _____

Legal Description:

Area of Parcel(s) (Acres): _____

Current Zoning: _____ Proposed Zoning: _____

Is the request consistent with the Comprehensive Pan? _____

Description of Request:

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 Address: _____

Phone: _____

Signature: _____ Date: _____

Applicant Information (If different than Property Owner)

Name: _____

Address: _____

Email Address: _____

Phone: _____

Signature: _____ Date: _____

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

Sec. 4.4-13 APPEALS AND VARIANCES.

a. Appeals. Appeal from the ruling of any officer, department, board or bureau of the City, including the Building Official, concerning the enforcement of the provisions, standards and regulations of this Chapter may be made by any aggrieved party within thirty (30) days of the ruling to the Zoning Board of Appeals, sitting as an administrative appeal board under this Chapter.

b. Variances. With the exception of requests for variances for multi-tenant ground signs as contemplated in Section 70-14, which shall be considered by the Planning Commission, the Zoning Board of Appeals shall have the authority to grant variances from the requirements of this Chapter according to the criteria in Section 102-85(2). In making a decision on whether a practical difficulty exists, the Board may also 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. 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.
3. Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.
4. 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.
5. Existing signs on nearby parcels would substantially reduce the visibility or identification impact of a conforming sign on the subject parcel.
6. 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.
7. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.
8. 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.

9. A sign which exceeds the permitted height or area standards of this Chapter would be more appropriate in scale because of the large size or frontage of the parcel or building.

Sec. 4.4-14 GROUND SIGN VARIANCES FOR BUSINESS CENTERS

The dimensional requirements (height and area) of Section 70-5, Specific Sign Standards, may be modified by the Planning Commission for business center or shopping center ground signs with multiple tenants and over 20,000 square of gross floor area when the following criteria have been met:

- a. Where the objectives and intent of this Chapter are better served by such modifications, rather than through the strict application of the requirements contained therein.
- b. The sign will provide clearer, uncluttered identification to passing motorists than would otherwise be possible under the dimensional requirements of this Chapter.
- c. The requested modification will improve the aesthetics of the site by minimizing the number of individual signs on the property.
- d. For larger centers, the sign will identify anchor tenants as opposed to all businesses.
- e. The area of a changeable message sign or gasoline price sign still cannot exceed one third (1/3) the total area of the sign for which a modification is granted.