



## Lake Township, Roscommon County

### What You Should Know Before Applying for a Variance

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- State and local laws require that the Township notify the newspaper and all properties within 300 feet of your property that you intend to request a variance.
- Variances are divided into use (undue hardship) and nonuse (practical difficulty) variances. Both types of variances require that the applicant prove that S/he can't use or build on his/her property in a lawful way because the property is very different from the neighbors and that granting the variance will not cause problem for the neighborhood.
- **The burden of proof is on an applicant to provide an undue hardship or practical difficulty.**
- All the information you provide is duplicated and given to all ZBA members.
- ZBA members review the information and visually inspect each property prior to the meeting.
- The ZBA cannot consider financial hardship in its decision.
- State and local law set forth the standards that must be met in order to grant a variance.
- Lake Township **Ordinance 9 Chapter 23 Section 1006 # 2** has the standards or tests the ZBA is obligated to consider. Available at <https://www.lake-township.com>
- The **State of Michigan Zoning Enabling Act** establishes how the Lake Township ZBA must operate.
- Fees charged when applying for a variance cover the cost of processing your application. **Fees are not refundable** if a variance is not granted.
- The ZBA's decision can only be appealed to Roscommon County Circuit Court
- The ZBA is a board composed of 3 residents and one alternate. Board members are appointed by the Lake Township Board.