

Thomas Township Sign Board of Appeals Application

**Sign Board of Appeals Fee is \$350.00
Special Meeting is \$500.00**

Name: _____

Address: _____

Phone Number (Home): _____ (Work): _____

Signature: _____ Date: _____

Provide the legal description of the property affected

Tax Identification Number: _____

Current owner of property if different than applicant

Name: _____

Address: _____

Phone Number (Home): _____ (Work): _____

Signature: _____ Date: _____

Variance Information

Variance to Section No.(s): _____

Explain the variance request completely: _____

Background Information Provided

Pictures of sign attached: (YES) (NO) Drawings of proposed change attached: (YES) (NO)

*This application must be filled out completely and returned to the Community Development
Department no less than 30 days prior to a scheduled Sign Board of Appeals Meeting*

249 N. Miller Road, Saginaw, MI 48609

Telephone (989) 781-0150 ** Fax (989) 781-0290 ** www.thomastwp.org

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AFFIRMATIVE FINDINGS

Variances: *A variance may be allowed by the Sign Board of Appeals only in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeals supports all the following affirmative findings;*

1. That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the Township;
2. That the alleged hardships or practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, or mere inability to attain a higher financial return;
3. That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Sign Board of Appeals to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and the rights of others whose property would be affected by the allowance of the variance, and will not be contrary to the public purpose of this Chapter.

The above findings of fact shall be made by the Sign Board of Appeals, which is not empowered to grant a variance without an affirmative finding of fact in each of the categories above. Every finding of fact shall be supported in the record of the proceedings of the Board.

CRITERIA

The following criteria shall be used by the Sign Board of Appeals when determining any request before them related to this ordinance:

1. Has the appellant shown that a variance will not adversely affect the intent and purpose of the ordinance?
2. Has the appellant shown that a variance will not cause a substantially adverse effect on the adjacent properties?
3. Has the appellant shown that a variance will not produce a nuisance condition to occupants on nearby premises?
4. Is the hardship unique and not shared by other properties in the same Zoning District?
5. Has the appellant shown that a variance will relate only to the property under control of the applicant?
6. Has the appellant shown that a variance will not otherwise impair public health, safety, comfort, or general welfare of the public?

Office Use Only:

G.L. 101-000-000-494-000

Date Filed: _____ Amount Paid: \$_____ Hearing Date: _____