



Reg.Meeting fee: **\$200**  
AG, RA, R-1 zones  
**\$400** all other zones  
Special Meetings: One and one half  
Times the regular fee

## ZONING BOARD OF APPEALS APPLICATION

Staff Use Only:

**APPEAL #** : \_\_\_\_\_  
**HEARING DATE** : \_\_\_\_\_

(Please print or type)

**APPLICANT(s):** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

\_\_\_\_\_ **FAX** : \_\_\_\_\_

**ADDRESS** : \_\_\_\_\_  
\_\_\_\_\_

**IF APPLICANT IS NOT PROPERTY OWNER—PLEASE IDENTIFY :**

**PROPERTY OWNER:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**OWNER'S ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

**PERMANENT PARCEL NUMBER : 41-09-** - - **ZONING DISTRICT:** \_\_\_\_\_

**SECTION(S) OF THE ZONING ORDINANCE BEING APPEALED:** \_\_\_\_\_

**EXPLANATION OF APPEAL**

**THE ZONING ORDINANCE : requires/ allows/ does not permit (circle one)**

**If granted, the appeal would permit:**

**IF APPROVED, YOU CAN APPLY FOR A BUILDING PERMIT AT ALPINE TOWNSHIP AFTER FIVE (5) BUSINESS DAYS.**

**SIGNATURES (Applicant and/or Property Owners):**

\_\_\_\_\_

*By signing this document, the applicant represents that he/she/it is legally authorized to submit this application on behalf of the property owner(s) and further grants the Township, its officers and employees permission to enter upon and inspect the property for purposes related to this application.*

**JUSTIFICATION OF YOUR APPEAL:** Briefly describe how your appeal meets the General Standards of Section 23.06 of the Alpine Township Zoning Ordinance. **PLEASE NOTE THAT ALL FOUR STANDARDS MUST BE MET TO APPROVE A VARIANCE.**

**STANDARD #1 :** THAT THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLYING TO THE PROPERTY IN QUESTION AS TO THE INTENDED USE OF THE PROPERTY THAT DO NOT APPLY GENERALLY TO OTHER PROPERTIES IN THE SAME DISTRICT.

In other words: There must be unique circumstances or conditions about this property, not your use of the property. The Zoning Board of Appeals gives a variance that stays forever with the property, so they need to determine what is special or different about your circumstances.

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**STANDARD # 2:** THAT SUCH A 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.

In other words: In giving the variance, will the Zoning Board of Appeals be assuring that you have the same rights that other property owners in the same zoning district or vicinity have?

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**STANDARD # 3:** THAT THE AUTHORIZING OF SUCH A VARIANCE WILL NOT BE OF SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY AND WILL NOT MATERIALLY IMPAIR THE INTENT AND PURPOSES OF THIS ORDINANCE OR THE PUBLIC INTEREST.

In other words: The variance cannot create a situation that may be harmful or damaging to the neighbors' properties or the public interest.

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**STANDARD # 4:** THAT THE CONDITION OR SITUATION OF THE SPECIFIC PIECE OF PROPERTY, OR THE INTENDED USE OF SAID PROPERTY FOR WHICH THE VARIANCE IS SOUGHT IS NOT OF SO GENERAL OR RECURRENT A NATURE AS TO MAKE REASONABLY PRACTICABLE THE FORMULATION OF A GENERAL REGULATION FOR SUCH CONDITIONS OR SITUATION.

In other words: The variance cannot set a precedent. In granting this appeal, the Zoning Board members need to be assured that your property is so unique, or your situation so distinct or specific that do not need to fear that other residents will be in with the same or similar request. If they feel it could be a situation that reoccurs, they cannot give a variance. They may wish to ask the Planning Commission to review Sections of that portion of the Ordinance because they are restricted from granting numerous requests.

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