

Town of Beecher

Application for Zoning Variance

Date: Click or tap here to enter text. **Time:** Click or tap here to enter text.

1. The signers of this application request that the (check one)

Plan Commission

Board of Appeals

2. Of the Town of Beecher, Marinette County, State of Wisconsin approve a variance from the strict application of the terms of the Town of Beecher Zoning Ordinance Number: Click or tap here to enter text.

3. On the following described property: Click or tap here to enter text.

LAND DESCRIPTION (an attached sheet may be used with legal description of property): Click or tap here to enter text.

4. This property is located at: Click or tap here to enter text.

5. List the existing zoning district classification of the property: Click or tap here to enter text.

5(a) Enter all property owners and addresses within 100 feet of your parcel/s: Click or tap here to enter text.

6. Sections which should be varied: Click or tap here to enter text.

7. Explain how the requested variance conforms to each of the standards set out in Subsection of the Town of Beecher Zoning Ordinance. Click or tap here to enter text.

Town Plan Commission shall make findings based upon evidence presented to it in each specific case with respect to the following matters:

1. *Existing uses or property within the general area of the property in question.*

2. *Zoning classification of property within the general area of the property in question.*
3. *Suitability of the property in question to the uses permitted under the existing zoning classification.*
4. *Trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.*
5. *The Plan Commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant.*
6. *The Plan Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely or the interest of the applicant.*

The Zoning Board of Appeals shall have the following powers: **(Appeals must be filed within 30 Days from Plan Commission Decision)**

- a. *Errors: To hear and decide appeals when it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator or Plan Commission.*
- b. *Variances: To hear and grant appeals for variances as will not contrary to the public interest, when owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit and purposes of this ordinance shall be observed and the public safety, welfare, and justice secured. Use variances shall not be granted.*
- c. *Interpretations: To hear and decide applications for interpretations of the zoning regulations and the boundaries of the zoning districts after the Plan Commission has made a review and recommendation.*
- d. *Substitution: To hear and grant applications for substitution of more restrictive nonconforming uses for existing nonconforming uses provided no structural alterations are to be made and the Plan Commission has made a review and recommendation. Whenever the Board permits such a substitution, the use may not thereafter be changed without application.*
- e. *Temporary Uses: To hear and grant applications for temporary uses in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure, and are compatible with the*

neighboring uses, and provided that the Plan Commission has made a review and recommendation. The permit shall be temporary, revocable, and subject to any conditions required by the Board of Zoning Appeals, and shall be issued for a period not to exceed 12 months. Compliance with all other provision of this ordinance shall be required.

f. Permits: The Board may reverse, affirm wholly, or partly modify the requirements appealed from, and may issue or direct the issue of a permit.

8. Check List- This checklist is designed to help you make sure that you submit everything that is required for a complete zoning variance application or appeal and that you fill out the application form completely.

9. APPLICATION FORM CHECKLIST:

- Have you included the legal description of the land involved in the variance?
- Have you attached the description on a separate sheet?
- Have you listed the address of the property?
- Have you listed the name, address and telephone number of the applicant?
If the applicant is not the owner of the property, please include evidence of the consent
And authority to act for the owner.
- Has the applicant signed the application form?
If the applicant is a corporation, have you put the corporate seal on the application?
- Have you provided written responses to each of the standards for variances listed in the subsection of the Town of Beecher Zoning Ordinance?
- APPLICATION FEE (\$125) Have you attached a check on your application form for the Fee ?
- Have you included a site plan of the property?
- Have you provided the names and addresses of property owners within 100 feet of your parcel?
- Have you attached Plumbing, Electrical, Design Drawings? Etc. to support your request?

10. We, the undersigned, do attest to the truth and correctness of all facts and information presented with this application.

11. Property Owner's Information:

Name of current property owner(s): Click or tap here to enter text.

If Corporation, Corporate official: Click or tap here to enter text.

Mailing Address: Click or tap here to enter text.

Zip Code: Click or tap here to enter text.

E-mail: Click or tap here to enter text.

Telephone: Click or tap here to enter text.

Fax: Click or tap here to enter text.

Property Owner's Signature: _____

12. Applicant's Name (if different from the owner): Click or tap here to enter text.

I hereby certify that I am authorized to represent all the property owners of the above described tract in this proceeding. A power of attorney is attached.

Applicant Signature: _____