



**Village of Bellaire**  
202 N. Bridge St., P.O. Box 557  
Bellaire, MI 49615

Phone: (231) 533-8213

[www.bellairemichigan.com](http://www.bellairemichigan.com)

Fax: (231) 533-4183

## NONCONFORMING 'CLASS A' DESIGNATION REQUEST

Property Address: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Property Number: \_\_\_\_\_ Applicant: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Applicant Address: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

Names and addresses of persons or legal entities with interest in the property:

Attach a copy of legal description and list any adjacent parcels under the same ownership:

Fee Paid: \$ \_\_\_\_\_ Date Rec'd: \_\_\_\_\_ Rec'd by: \_\_\_\_\_

Case # \_\_\_\_\_ Inspection Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Permit #: \_\_\_\_\_ Date issued: \_\_\_\_\_

### Purpose for Request:

Provide factual information that clearly shows all standards for Class A designation (*Section 5.03. C-provided on back of form*) have been met:

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**Note:** Property lines and locations of proposed uses must be marked on the ground before the classification meeting takes place.

**Applicant must notice the Zoning Administrator when property is ready for inspection.**

Affidavit:

I agree the statements made above are true, and if found not to be true, any Planning Commission ruling that may be issued may be void. Further I agree, any Planning Commission ruling and subsequent permit that may be issued is with the understanding all applicable sections of the Village of Bellaire Zoning Ordinance will be complied with. Also, I agree to notify the Zoning Administrator for the Village of Bellaire for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of the Village of Bellaire to enter the property subject to this permit application for purposes of inspection. Also I understand that any Planning Commission action only designates a property non-conforming classification and does not include any representation of conveyance of rights in any other statute, building code, deed restriction or other property rights.

\_\_\_\_\_  
Owner's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

**Village of Bellaire Zoning Ordinance Excerpt - Section 5.03 C.**

- C. The Planning Commission shall grant a Class A designation for a nonconforming use, building, or structure if it finds that all of the following standards are met:
1. The nonconforming use, building, or structure was lawful at the time of its inception.
  2. The continuation of the nonconforming use, building, or structure will not significantly and adversely affect surrounding properties and will not significantly depress property values in the immediate area.
  3. If the nonconforming structure is a sign, the nonconformity is due to dimensional regulations other than the limitation on the area of the sign surface or the limitation on the height of the sign.
  4. The nonconforming use, building, or structure does not significantly and adversely impact on steep slopes as regulated in Section 3.19 of this Ordinance, is not located within the waterfront greenbelt required by Section 3.18 of this Ordinance, and is not located within a wetland regulated by the State of Michigan or as regulated in this Ordinance.
  5. The nonconforming use, building, or structure is of economic benefit to the Village.