



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

Phone: (231) 533-8213

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REQUEST FOR PROPERTY CLASSIFICATION "A"

Case #: _____
Date Received: _____
Fee Received: _____
Check #: _____
Hearing Date: _____

Planning Commission:
Action: _____
Date: _____
Permit #: _____

Applicant (Person Filing For Classification): _____

Mailing Address: _____ **Telephone (Home):** _____
_____ **Telephone (Business):** _____

Applicant's Standing (Interest) In The Classification:

- Property owner
- Other. Explain: _____

Property Owner's (of land for classification) Name And Address (if different from the applicant):

Name: _____
Address: _____
Telephone: _____

Address Of Land To Classify (if known): _____

Parcel Size Subject To Classification: _____ **Zoning District:** _____

Property Description Of Land Needing To Be Classified (include nearest intersection): _____

Parcel Data Process (Tax) Number For Land Subject To Classification: _____

Ruling Sought:

What is the sought ruling by the Village of Bellaire Planning Commission?

Standards For Granting a Non-Conforming Classification “A”

In order for the Planning Commission to consider your classification request, you must provide answers to the following questions and appear at the Planning Commission meeting when your request is considered. These questions are generated from the standards for classification set forth in Section 6.3C of the Bellaire Zoning Ordinance. You should thoroughly consider your answers, as the Board must find in your favor on each of these standards before you can be granted a non-conforming classification

Non-conforming Classification “A”:

1. Was the nonconforming use, building, or structure lawful at the time of its inception?

2. Would the continuation of the nonconforming use, building, or structure have significantly and adversely affect on surrounding properties and would it significantly depress property values in the immediate area?

3. If the non-conforming structure is a sign, is the non-conformity 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. Does the nonconforming use, building, or structure significantly and adversely impact on steep slopes as regulated in Section 3.17 of this Ordinance, or is it located within the greenbelt required by Section 3.18 of this Ordinance (except as otherwise permitted by Section 3.21), and is it located within a wetland regulated by the State of Michigan or as regulated in Section3.19 of this Ordinance.?

5. Is the nonconforming use, building, or structure of economic benefit to the Village?

PLEASE NOTE:

Upon the filing of a request by the Zoning Administrator or by the Planning Commission’s own action, a Class A designation shall be revoked by the Planning Commission following the same procedures required for the initial designation upon a finding that as a result of any change of conditions or circumstances the standards for the Class A designation under subsection C no longer qualify the nonconforming use, building, or structure for the Class A designation

ATTACH A COPY OF A SITE PLAN. If large copies of the site are submitted, you may be requested to provide 6 copies of the proposed plan.

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP: _____

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 any Planning Commission action only designates a property non-conforming classification and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: _____

Date: _____

Property lines and proposed development must be marked on the ground before the classification meeting takes place.

Applicant must notify the Zoning Administrator when property is marked and ready for inspection.

When completed, send to:

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