

# Township of Ray

"The Jewel of Macomb County"

## ZONING BOARD OF APPEALS APPLICATION

### I. REQUEST

Please provide a detailed description of the variance(s) being sought. (Attach additional sheets if necessary.)

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### II. ORDINANCE AND SECTION NUMBER

What Ray Township Ordinance and Section Number are you seeking a variance from?

Ordinance \_\_\_\_\_ Section \_\_\_\_\_

### III. ADDITIONAL INFORMATION (Please provide answers to the following questions.)

Is the need for the requested variance due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water or topography that is not due to the applicant's personal or economic difficulty, and not self-created?

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Will strict compliance of the zoning regulations unreasonably prevent the property from being used for a permitted purpose?

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Is the requested variance the minimum necessary to do substantial justice to the applicant?

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Will the variance, if granted, cause an any adverse impacts on surrounding properties?

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### IV. SUBMISSION REQUIREMENTS

- One (1) copy of the Application Information Sheet
- One (1) copy of the Zoning Board of Appeals Application
- One (1) copy of the Affidavit of Ownership
- Ten (10) copies of any drawings, sketches, etc. that would help to explain your request to the Zoning Board of Appeals.
- A digital PDF copy of each of the required applications/documents/plans listed above.
- Application Fee

# Township of Ray

1000 North Main Street, Ray, Michigan 49783

## APPLICATION INFORMATION SHEET

This Application Information Sheet is applicable to all development reviews. Additional applications are required for Site Plan Review, Special Land Use, Rezoning, Planned Unit Developments, and Zoning Board of Appeals Variances.

### I. TYPE OF REVIEW

Site Plan       Special Land Use       Rezoning       ZBA Variance       Planned Unit Development

### II. APPLICANT

Applicant's Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Township \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

### III. APPLICANT'S REPRESENTATIVE (IF DIFFERENT FROM APPLICANT)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Township \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

### IV. PROPERTY INFORMATION

Property Address \_\_\_\_\_  
General Location \_\_\_\_\_  
Legal Description       Attached       On plans  
Property ID Number \_\_\_\_\_  
Property Size (acres) \_\_\_\_\_ Frontage (feet) \_\_\_\_\_  
Existing Zoning \_\_\_\_\_

### V. SIGNATURES (This application form must be signed by both the applicant and the legal owner of the property.)

The undersigned deposes that the foregoing statements and answers and accompanied information are true and correct.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed/Typed Name of Applicant

\_\_\_\_\_  
Printed/Typed Name of Property Owner

*Office Use:*

Application No. \_\_\_\_\_ Review Fee \_\_\_\_\_ Date Received \_\_\_\_\_

# Township of Ray

The Board of Public Works

## AFFIDAVIT OF OWNERSHIP OF LAND

State of Michigan,  
County of: \_\_\_\_\_

I/We (Name) \_\_\_\_\_  
of (Address) \_\_\_\_\_  
the \_\_\_\_\_ of \_\_\_\_\_

being duly sworn, depose(s) and say(s) as follows:

I. The owner(s) of the property described on the attached

Warranty Deed     Land Contract     Other Document (specify)

Is/are as follows:  
Name(s) and address:

\_\_\_\_\_

This property is subject of a \_\_\_\_\_  
submitted to the Township of Ray, Michigan

II. I/We authorize

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Township \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

To be my/our designated representative(s) in the process of the application and to make representation and commitments on my/our behalf in connection with obtaining approval of my/our request.

\_\_\_\_\_  
Signature of Property Owner(s)

\_\_\_\_\_  
Printed/Typed Name of Property Owner(s)

Subscribed and sworn to me on  
the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
My commission expires: \_\_\_\_\_

**SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP**

**ADMINISTRATIVE**      **PLANNER**      **ENGINEER**      **LEGAL**      **TOTAL-engineering fees not included see chart below**

| LAND USE DESCRIPTION   | ADMINISTRATIVE | PLANNER                 | ENGINEER                                   | LEGAL    | TOTAL-engineering fees not included see chart below |
|--|----------------|-------------------------|--|----------|---|
| Special Land Use   | *\$1,085.00    | *\$450.00 + \$45/acre   | *Based on Acreage                          | **       | \$1,535.00 + per acre fee                           |
| Private Road   | *\$1,195.00    | *\$225.00 + \$7.50/acre | *Based on Acreage                          | \$160.00 | \$1,580.00 + per acre fee                           |
| Rezoning   | *\$1,275.00    | \$450.00 + \$45/acre    | ---  | **       | \$1,725.00 + per acre fee                           |
| Signs  | *\$500.00      | \$30.00                 |  |          | \$530.00  |
| Site Plan<br>Multiple Family   | *\$910.00      | *\$450.00 + \$3/unit    | *Based on Acreage                          | **       | \$1,360.00 + per unit                               |
| Open Space or P.U.D.<br>(Preliminary Plan)   | *\$910.00      | *\$450.00 + \$9/unit    | *Based on Acreage                          | **       | \$1,360.00 + per unit/acre fee                      |
| (Final Plan)   | *\$910.00      | *\$450.00 + \$7.50/unit | *Based on Acreage                          | **       | \$1,360.00 + per unit/acre fee                      |
| Commercial/Industrial<br>(Individual or Large Scale)                                       | *\$910.00      | *\$450.00 + \$75/acre   | *Based on Acreage                          | **       | \$1,360.00 + per acre fee                           |
| Mobile Home  | *\$910.00      | *\$450.00 + \$3/unit    | *Based on Acreage                          | **       | \$1,360.00 + per unit/acre fee                      |
| Semi-Public  | *\$910.00      | *\$300.00 + \$30/acre   | *Based on Acreage                          | **       | \$1,310.00 + per acre fee                           |
| Cell Tower -<br>Co-Location  | *\$600.00      | \$150.00                | *Based on Acreage                          | **       | \$750.00  |
| Cell Tower -<br>New  | *\$530.00      | \$320.00                | *Based on Acreage                          | **       | \$750.00  |
| Site Condo<br>Preliminary Review   | *\$910.00      | *\$450.00 + \$9/unit    | *\$500.00 + \$10/unit                      | **       | \$1,860.00 + per unit fee                           |
| Final Review   | *\$910.00      | *\$450.00 + \$7.50/unit | *\$400.00 + \$10/unit                      | \$160.00 | \$1,920.00 + per unit fee                           |
| Subdivisions<br>Tentative Preliminary Plat<br>Re-review fee - 3 <sup>rd</sup> & subsequent | *\$910.00      | *\$450.00 + \$9/lot     | *\$500.00 + \$10/lot<br>Hourly as incurred | **       | \$1,860.00 + per lot fee                            |
| Final Preliminary Plat   | *\$910.00      | *\$450.00 + \$4.50/lot  | *\$400.00 + \$10/lot                       | \$160.00 | \$1,920.00 + per lot fee                            |
| Final Plat   | *\$910.00      | *\$150.00 + \$3/lot     | *\$600.00 + \$10/lot                       | \$160.00 | \$1,820.00 + per lot fee                            |
| Zoning Board of Appeals  | **\$1,000.00   |                         |  |          | \$1,000.00  |
| Special Meeting  | *\$550.00      | \$150.00                | \$120.00 hourly as needed                  |          | \$700.00 + Engineered as needed                     |

Fees not included above:  
Engineering fees- 1.5% of Cost Estimate of project, \$600.00 Minimum  
Engineering inspection deposit- 5% of Cost Estimate.

**SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP**

|                          |          |
|--------------------------|----------|
| Engineering Acreage Fees |          |
| 0 – 2.0 Acres            | \$250.00 |
| 2.01 – 5.0 Acres         | \$300.00 |
| 5.01 – 10.0 Acres        | \$350.00 |
| 10.01 – 20.0 Acres       | \$550.00 |
| Over 20.0 Acres          | \$650.00 |

\* All review fees are based on two (2) reviews.  
 \*\* Legal review will be billed when needed.  
 All additional reviews will be billed as incurred.

ALL REVIEW FEES ARE NON-REFUNDABLE.

Approved – 12/20/16 Board Meeting  
 \*\*\*ZBA Fee Adopted 7/18/17 Board Meeting

Fees not included above:  
 Engineering fees- 1.5% of Cost Estimate of project, \$600.00 Minimum  
 Engineering inspection deposit- 5% of Cost Estimate.