

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.)

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?

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

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

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

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

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

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

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	Billed as needed	\$1,535.00 + per acre fee
Site Plan	\$910.00	\$450.00 + \$45/acre	*Based on Acreage	Billed as needed	\$1,360.00 + 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	---	Billed as needed	\$1,725.00 + per acre fee
Signs	\$500.00	\$30.00	---	---	\$530.00
Site Plan					
Multiple Family	\$910.00	\$450.00 + \$3/unit	*Based on Acreage	Billed as needed	\$1,360.00 + per unit
Open Space or P.U.D. (Preliminary Plan)	\$910.00	\$450.00 + \$9/unit	*Based on Acreage	Billed as needed	\$1,360.00 + per unit/acre fee
(Final Plan)	\$910.00	\$450.00 + \$7.50/unit	*Based on Acreage	Billed as needed	\$1,360.00 + per unit/acre fee
Commercial/Industrial (Individual or Large Scale)	\$910.00	\$450.00 + \$75/acre	* Based on Acreage	Billed as needed	\$1,360.00 + per acre fee
Mobile Home	\$910.00	\$450.00 + \$3/unit	*Based on Acreage	Billed as needed	\$1,360.00 + per unit/acre fee
Semi-Public	\$910.00	\$300.00 + \$30/acre	*Based on Acreage	Billed as needed	\$1,310.00 + per acre fee
Cell Tower – Co-Location	\$600.00	\$150.00	*Based on Acreage	Billed as needed	\$750.00
Cell Tower – New	\$530.00	\$320.00	*Based on Acreage	Billed as needed	\$750.00
Site Condo					
Preliminary Review	\$910.00	\$450.00 + \$9/unit	*\$500.00 + \$10/unit	Billed as needed	\$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					
Tentative Preliminary Plat	\$910.00	\$450.00 + \$9/lot	*\$500.00 + \$10/lot	Billed as needed	\$1,860.00 + per lot fee
Re-review fee – 3 rd & subsequent			*Hourly as incurred		
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

Fees not included above:

****Engineering fees – 1.5 % of Cost Estimated of project, \$600.00 Minimum. All review fees are based on two (2) reviews.**

Engineering Inspection deposit – 5% of Cost Estimate

All additional reviews will be billed as incurred.

Legal review will be billed when needed.

SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP

Zoning Board of Appeals	***\$1,000.00	---	Billed as needed	\$1,000.00
Special Meeting	\$550.00	\$150.00	hourly as needed Billed as needed	\$700.00 +Engineered as needed

***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

***Engineering Acreage Fees above cover engineering preliminary comment on application submitted for planning commission review only.
Additional Engineering fees – see below.

ALL REVIEW FEES ARE NON-REFUNDABLE.

Please call or e-mail any questions to

Ray Township Planning and Zoning Department Mon-Thurs 8:30AM-4:30PM (586)749-5171, Extension 203 or e-mail lhall@raytwp.org

Fees not included above:

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Engineering Inspection deposit – 5% of Cost Estimate

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