

**BOWNE TOWNSHIP**

**PO Box 35, 8240 Alden Nash Road, Alto, Michigan 49302**

**Ph. 616-868-6846 Fax 616-868-0110**

**Application for Exception for Width to Depth Ratio**

**PURPOSE OF APPLICATION FORM**

This application has been designed to assist applicants in complying with Township requirements. It is not the intent of this form however to address all requirements and obligations for the applicant. The applicant has a responsibility to obtain a copy of the Zoning Ordinance and to comply with all relevant provisions. Section 3.45 of the Bowne Township Zoning Ordinance specifically addresses the requirements for exceptions to width to depth ratios.

**APPLICANT INFORMATION**

Date: \_\_\_\_\_

- 1. Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: (HOME/MOBILE) \_\_\_\_\_ (BUS.) \_\_\_\_\_  
 Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Interest in property: \_\_\_\_\_
- 2. Owner Name (IF DIFFERENT FROM APPLICANT): \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE, IF ANY** (Attorney, Engineer, Land Use Planner, etc.)

- 3. Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: (BUS.) \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

- 5. Property Address: \_\_\_\_\_
- 6. Size of Parcel(s): \_\_\_\_\_
- 7. Permanent Parcel Number(s): 41- \_\_\_\_\_
- 9. Existing Zoning: \_\_\_\_\_
- 10. Proposed Use: \_\_\_\_\_

**REQUEST**

State the nature of the request: the required width to depth ratio for each parcel, and the requested width to depth ratio for each parcel:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURES & ACKNOWLEDGEMENTS**

I hereby attest that the information on this form is, to the best of my knowledge, true and accurate. I hereby grant permission for members of the Township Planning Commission, staff and consultants to enter the subject property for the purposes of gathering information related to the request. I further acknowledge that I must attend a Planning Commission meeting at which a public hearing is held to present my request and answer questions related to this request.

11. Applicant's Signature: \_\_\_\_\_ (DATE) \_\_\_\_\_

12. Property Owner's Signature: \_\_\_\_\_ (DATE) \_\_\_\_\_

**OFFICE USE ONLY**

Date Application Filed: \_\_\_\_\_

Application Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Escrow Deposit Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Additional Escrow Deposit Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Date of Planning Commission Meeting with Public Hearing: \_\_\_\_\_

Decision of the Planning Commission:

Parcel number \_\_\_\_\_ Exception granted \_\_\_\_\_ Exception denied

Parcel number \_\_\_\_\_ Exception granted \_\_\_\_\_ Exception denied

Parcel number \_\_\_\_\_ Exception granted \_\_\_\_\_ Exception denied

Parcel number \_\_\_\_\_ Exception granted \_\_\_\_\_ Exception denied

(Attach additional parcel numbers and decisions if necessary)

## Application Procedures

1. For property in the R-1 Rural Residential Zoning District, and in the AG Agricultural District, an applicant may request an exception from the required minimum width to depth ratio of one to three for lots less than 40 acres in lot area, outside platted subdivisions and site condominium developments. For properties in the R-2 Low-Density Residential District, an applicant may request an exception from the required minimum width to depth ratio of one to four for lots less than ten acres in lot area, outside platted subdivisions and site condominium developments.
2. The application shall be made in writing according to procedures as established by Bowne Township officials. A site drawing based upon a current survey and drawn to scale shall be submitted with the application and shall include the following:
  - A. The drawing shall include the date, north arrow, and be drawn to scale. The scale shall be not less than 1 inch = 20 feet for property of less than three acres; and not more than 1 inch = 100 feet for property of three acres or more.
  - B. The drawing shall provide sufficient detail to illustrate the subject property, dimensions, structures, streets, and required building setbacks.
  - C. Natural features such as trees, slopes equal to or greater than 33 percent, wetlands, bodies of water, flood plains, and any other factors pertinent to the request, and sufficient to support the criteria for a decision as contained in Section 3.45 E. 1.- 4. of the Bowne Township Zoning Ordinance.
  - D. The drawing shall show structures and uses of land on adjacent properties.
  - E. The drawing shall show the name and address of the individual or firm responsible for the preparation of the drawing.
3. The Bowne Township Clerk or representative shall, upon receiving a complete application from an applicant, schedule a public hearing with notice given as required by Section 19.04 B. of the Bowne Township Zoning Ordinance. The Planning Commission shall hold the public hearing.
4. A decision as to whether to permit a width to depth ratio that exceeds one to three in the R-1 District or AG Agricultural District, or one to four in the R-2 District, shall be made by the Bowne Township Planning Commission. The Planning Commission shall make a decision at the same meeting at which a public hearing is held, or at a subsequent meeting.
5. In no case shall the required lot width of any lot in the R-1 Rural Residential Zoning District, the AG Agricultural District, or the R-2 Low Density Residential District, for which a width to depth exception is sought, be less than the width required by the Bowne Township Zoning Ordinance.
6. In making a decision, the Planning Commission shall find that all of the following conditions are met:
  - A. The portion of the lot which exceeds a depth of more than three times the width of the lot in the R-1 District or the AG Agricultural District; or more than four times the width in the R-2 District, is unsuitable for agricultural production or use, or for the construction of any residential dwelling or accessory building, due one or more of the following:

1. Soil conditions.
2. Slopes that are equal to or greater than 33 percent.
3. Presence of wetlands, woodlands, or bodies of water.
7. The approval of a width to depth ratio that exceeds one to three in the R-1 District or the AG Agricultural District, or one to four in the R-2 District, shall not result in incompatibility with adjacent and surrounding parcels and uses of land, including conflicts with surrounding agricultural activities.
8. The granting of a width to depth ratio that exceeds one to three in the R-1 District or AG Agricultural District, or one to four in the R-2 District, shall not result in a significant loss of ability to secure public safety for the occupants or users of the lot.
9. The granting by the Planning Commission of a greater width to depth ratio than required by the Bowne Township Zoning Ordinance will not negatively affect the desired development policies of the Township, and the recommendations of the Bowne Township Master Plan.
10. The record of a decision to grant an exception to the required width to depth ratio of any parcel shall be kept with the Assessment Record of the parcel.