



Town of Grand Rapids

Re-Zoning and Comprehensive Plan Map
And/or Text Amendment Application

Principles guiding Zoning Appeals Board Decisions:

1. The burden is upon the appellant to prove the need for variance.
2. Pecuniary hardships, loss of profit, self-imposed hardships, such as that caused by ignorance, deed restrictions, proceeding without a permit, or illegal sales, are not sufficient reasons for granting a variance.
3. The Board is bound to accept the Zoning Ordinance and map as being correct.
4. The plight of the appellant must be unique, as a shallow or steep parcel of land, or situation caused by something other than his own action.
5. The hardship justifying a variance must apply to appellant's parcel or structure and not generally to other properties in the same district.
6. The variance must not be detrimental to adjacent properties.
7. The Zoning Appeals Board fulfilling its duties may modify, alter or change any application.