



App: \_\_\_\_\_  
Fee: \$460.00

**APPLICATION FOR ZONING BOARD OF APPEALS**  
**CITY OF STERLING HEIGHTS**

This application shall be submitted with a total of six (6) copies of all required plans (as well as a pdf emailed to [shplanning@sterling-heights.net](mailto:shplanning@sterling-heights.net)) and other data as required by the City of Sterling Heights Zoning Ordinance (please refer to the City’s Zoning Ordinance at [www.sterling-heights.net](http://www.sterling-heights.net)).

**PLEASE ENTER ALL OF THE FOLLOWING INFORMATION.**

**Applicant requesting variance approval:**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant's basis of representation: \_\_\_\_\_

**Present land owner:**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Project/Property Attributes:**

Proposed development name: \_\_\_\_\_

Parcel address: \_\_\_\_\_

Sidwell Number(s): \_\_\_\_\_

Legal Description:  Attached  On Site Plan

The property is presently zoned: \_\_\_\_\_

*If you have a question as to the current zoning of a property the City’s online zoning map can be found at the document center at [www.sterling-heights.net](http://www.sterling-heights.net).*

Variance Request:  Dimensional Variance  Use Variance  Administrative Appeal  Interpretation

Variance Request: -

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

*If necessary please attach a separate sheet with variance request narrative.*





# CITY OF Sterling Heights PLANNING

App: \_\_\_\_\_  
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**Designated Contact Person (all information regarding reviews, notices, etc. will be sent to this contact):**

Same As Applicant: \_\_\_\_\_ Other – Fill out information below:  
 Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Documents Submitted

The following documents/plans must be submitted for all development projects within the City unless otherwise indicated by the City Planner.

- Site Plan (Nonresidential) Plot Plan (Residential)
- Building Elevations (if applicable)
- Landscape Plan (if applicable)
- Verification of Ownership or Interest in Property
- PDF of All Submitted Materials

Signature of Land Owner Print Name

Signature of Applicant(s) Print Name

### NOTICE OF SETTLEMENT BY CONSENT ORDER BETWEEN THE UNITED STATES AND THE CITY OF STERLING HEIGHTS, MICHIGAN

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000 (“RLUIPA”), STERLING HEIGHTS DOES NOT APPLY ITS LAND USE REGULATIONS AND ZONING LAWS IN A MANNER THAT IMPOSE A SUBSTANTIAL BURDEN ON THE FREE EXERCISE OF RELIGION UNLESS IT IS IN FURTHERANCE OF A COMPELLING GOVERNMENT INTEREST AND IS THE LEAST RESTRICTIVE MEANS OF FURTHERING THAT INTEREST, TREAT RELIGIOUS ASSEMBLIES OR INSTITUTIONS LESS EQUALLY THAN NONRELIGIOUS ASSEMBLIES OR INSTITUTIONS, OR DISCRIMINATE ON THE BASIS OF RELIGION.

If you believe that the City of Sterling Heights, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, you may contact the United States Department of Justice at:

United States Department of Justice  
Civil Rights Division  
Housing and Civil Enforcement Section





# CITY OF Sterling Heights PLANNING

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950 Pennsylvania Ave. N.W. – G St.  
 Washington, D.C. 20530  
 Attn: DJ # 210-37-15  
 (202) 305-2011

Further information about RLUIPA is available at the Department of Justice’s RLUIPA page, at [www.justice.gov/crt/religious-land-use-and-institutionalized-persons-act](http://www.justice.gov/crt/religious-land-use-and-institutionalized-persons-act).

If you have any questions contact the City of Sterling Heights Office of Planning, 40555 Utica Road, P.O. Box 8009, Sterling Heights MI 48311-8009 / Phone: 586.446.2360 / Fax: 586.276.4061

## CONDITIONS OF APPROVAL

By signing below the property owner and applicant agree to the following conditions of approval (if granted) in addition to any other additional conditions placed on the approval by the City of Sterling Heights Zoning Board of Appeals.

- 1) That the decision of the Board will remain valid and in force as long as the facts and information presented to the Board in Public Hearing are found to be correct, and that the conditions upon which the motion is based are forever maintained as presented to the Board. The petitioner agrees to abide by and comply with all the ordinances of the City of Sterling Heights and the regulations of every lawful agency or governing authority now or hereafter in force;
- 2) Notice of the approval of the variance shall be delivered to the City Clerk’s office within 60 days after the approval date of the applicable meeting minutes for recording with the Macomb County Register of Deeds. Failure to file this notice shall serve as grounds to revoke the variance;
- 3) A Hold Harmless Agreement, in favor of the City of Sterling Heights, shall be delivered to the City Clerk’s office within 60 days after the approval date of the applicable meeting minutes for recording with the Macomb County Register of Deeds. Failure to follow this agreement shall serve as grounds to revoke the variance;
- 4) The variance(s) shall expire, without the need for any action by this Board, if the appropriate approvals are not sought and obtained within one (1) year;
- 5) The approval of these variance(s) shall not be a rationale for any future variance requests;
- 6) Any additional variance requests may be grounds for the revocation or revision of any variances that were granted;
- 7) Any violation of the terms and conditions of the Zoning Board of Appeals decision or of any requirements of the City’s Ordinances may be grounds for the revocation of the variances;

Signature of Land Owner Print Name

Signature of Applicant(s) Print Name

