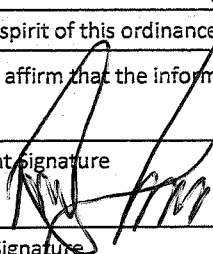
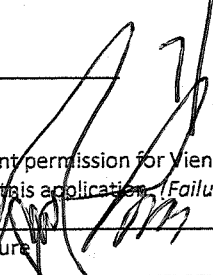
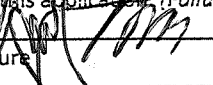


VIENNA TOWNSHIP ZONING BOARD OF APPEALS APPLICATION

I. PROPERTY INFORMATION			
Address or Parcel Number: 4220 W Vienna Rd		Site Plan Included: ☒ Y ☐ N <i>(Please include some form of site plan)</i>	
Description of General Location: Simms Chevrolet			
Current Zoning: C-4	Lot Size: 19.5 Acres	Current Use: Automotive Dealership	
Requesting: ☒ Variance ☐ Interpretation ☐ Administrative Appeal			
Type of Variance(s): ☐ Setbacks ☐ Signage ☐ Parking ☒ Other (Describe Below)			
Reason / Description of Request: Variance for Sec. 34-163. - Building sewers and connections. - Bullet point (g)			
II. APPLICANT INFORMATION			
Name: Simms Chevrolet/Bruce Simms		Phone: 810-686-1700	
Mailing Address: 4220 W Vienna Rd	City: Clio	State: MI	Zip: 48420
III. PROPERTY OWNER INFORMATION (if different from applicant)			
Owner Name:		Owner Phone:	
Owner Address:	City:	State:	Zip:
IV. CHECKLIST (Please answer each question to the best of your ability & explain your answer on next page)			
1. Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district.			☒ Yes ☐ No
2. The provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; and that the variance is the minimum necessary.			☒ Yes ☐ No
3. The special conditions and circumstances do not result from the actions of the applicant.			☒ Yes ☐ No
4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.			☒ Yes ☐ No
5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.			☒ Yes ☐ No
6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.			☒ Yes ☐ No
I hereby affirm that the information provided for this hearing is accurate to the best of my knowledge.			
Applicant Signature 		Date 7/30/26	Applicant Name Printed Bruce M Simms
Owner Signature 		Date 7/30/26	Owner Name Printed AND FAMILY
OPTIONAL: By signing below, I hereby grant permission for Vienna Township Officials and/or Zoning Board of Appeals Members to enter my property for on-site inspection related to this application. (Failure to grant permission will not affect any decision on your application)			
Owner Signature 		Date 7/30/26	
Office Use Only: Fees Paid: ☒ Y ☐ N Amount Paid: 800 Date Paid: 7/30/26 Hearing Date: _____			
Decision: ☐ Approved ☐ Denied Determination: _____			
Vienna Township ZBA Signature		Date	Vienna Township ZBA Name Printed

V. PLEASE EXPLAIN YOUR ANSWERS FROM THE CHECKLIST IN SECTION IV. (NON-USE / DIMENSIONAL)

1. Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district.

The site already has an ejector pit and sanitary lateral serving an existing (currently unused) accessory building located roughly 150 ft from the new proposed structure. The proposed new accessory building sits roughly 700' from the county's center-lane sewer main, a distance and grade condition not typical of other lands, structures, or buildings in the district.

2. The provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; and that the variance is the minimum necessary.

Connecting to the existing ejector pit, only about 150 ft away, is far less invasive than running an entirely new lateral roughly 700' to the highway main, which would also require installing at least one lift station given the distance and elevation change. Tying into the existing pit is the minimum modification necessary to serve the new building.

3. The special conditions and circumstances do not result from the actions of the applicant.

The existing ejector pit and lateral already installed on the property, and the location of the county sewer main within the the M-54 highway, are pre-existing site and infrastructure conditions not circumstances created by the applicant in making this request.

4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.

The ordinance's intent is to ensure sanitary service is provided in a controlled, properly engineered manner. Tying the new building into the the existing pit/lateral, the same system already serving another structure on this parcel keeps the sanitary service centralized and engineered rather than adding a new, independent connection point at the highway main.

5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.

Using the existing ejector pit adds no new excavation at the highway main, no additional lift station, and no impact to any adjoining property or road traffic. It relies entirely on sanitary infrastructure already installed and functioning on this site.

6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.

Avoiding a new roughly 700 ft lateral and lift station tied directly into the M-54 highway main reduces construction activity, excavation, and associated exposure along the highway. As additional assurance, the applicant will record an affidavit committing that if the property is ever subdivided or sold, the shared sewer connection will be disconnected/capped for the separated parcel at that time.

A drawing of the site/property must be included with the application showing any pertinent details and dimensions necessary.