

VIENNA TOWNSHIP ZONING BOARD OF APPEALS APPLICATION

I. PROPERTY INFORMATION			
Address or Parcel Number: 18-32-300-032		Site Plan Included: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>(Please Include some form of site plan)</small>	
Description of General Location: E 1/2 of E 1/2 of SW 1/4 EXC N 480 FT Also EXC W 594.58'			
Current Zoning: RES ACG	Lot Size: 29.150 acres	Current Use: OF S 260 FT SEC 32 Dry Use T9AL R6E(01) FR	
Requesting: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Interpretation <input type="checkbox"/> Administrative Appeal 18-32-300-022			
Type of Variance(s): <input type="checkbox"/> Setbacks <input type="checkbox"/> Signage <input type="checkbox"/> Parking <input checked="" type="checkbox"/> Other (Describe Below) Owners want a buildable property			
Reason / Description of Request: Owners want to sell property as a buildable lot.			
II. APPLICANT INFORMATION			
Name: Rita Anderson / Winifred Bishop		Phone: * 810-275-0006 / 810-288-2302	
Mailing Address: 2470 W Frances Rd	City: Mt Morris	State: MI	Zip: 48458
III. PROPERTY OWNER INFORMATION (if different from applicant)			
Owner Name: Winifred		Owner Phone:	
Owner Address: 423 Center St	City: Cllo	State: MI	Zip: 48420
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.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. The special conditions and circumstances do not result from the actions of the applicant.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

I hereby affirm that the information provided for this hearing is accurate to the best of my knowledge.

Rita Anderson	<small>dotloop verified 11/05/25 8:27 PM EST CA0A-0RYP-OZNO-XHBK</small>
Winifred Bishop	<small>dotloop verified 11/05/25 7:05 PM EST UQ68-WZTG-IDNB-AUPX</small>

Applicant Signature Owner Signature

11-5-25 Date	Rita Anderson Applicant Name Printed
11-5-25 Date	Winifred Bishop Owner Name Printed

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)

Rita Anderson	Winifred Bishop
<small>dotloop verified 11/05/25 8:27 PM EST XPYP-VLT4-SQIT-1CTR</small>	<small>dotloop verified 11/05/25 7:05 PM EST FK1P-XK1K-N1NG-EMBZ</small>

11-5-25
Date

Office Use Only: Fees Paid <input checked="" type="radio"/> Y <input type="radio"/> N Amount Paid: 900 Date Paid: 11/6/25 Hearing Date: _____			
Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Determination: _____			
Vienna Township ZBA Signature		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.

Property is a large parcel with a 66' access frontage on Frances Rd.

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.

Neighbor to immediate West 5354 W Frances has 42.21 acres with similar road frontage (home + structures) 9197 N Webster has a similar set-up 14-464.

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

Applicants (owners) are heirs of property and were unaware of any restrictions.

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

Property is large enough and home site could be set-back a similar distance.

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

Request seems in-line with neighboring parcels.

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

Applicants are looking to sell the property to someone building a beautiful new home.

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

Rita Anderson

dotloop verified
11/05/25 8:29 PM EST
TWIV-GTWO-NKIO-TRJG

Winifred Bishop

dotloop verified
11/05/25 7:03 PM EST
1OUX-OLFZ-K4AJ-ZKGU