

**Determinations by the  
City of Frankenmuth  
Zoning Board of Appeals (ZBA)**

The Zoning Board of Appeals may not grant variance unless it determines that each of the following circumstances exist.

1. There must be practical difficulties or unnecessary hardships relating to the property which prevent you from complying with the strict letter of the ordinance. Section 5.234 under Title V, Chapter 51 of the City of Frankenmuth Code describes the types of conditions which amount to practical difficulties or unnecessary hardships. These include unusual topographical features, drains, exceptional narrowness or shallowness of your lot, etc. Please describe any conditions of the property that prevent you from complying with the requirements of the code.
2. There must be exceptional circumstances or conditions that apply to your property that does not apply to other in the same zone district. These conditions include (but are not necessarily limited to) unusual lot shapes, steep slopes, narrow lots, location of streets or existing structures, etc. Please describe any conditions that amount to practical difficulties or unnecessary hardships.
3. The variance must be necessary for you to enjoy a substantial property right similar to the rights possessed by other properties in the same zone district and in the vicinity. Increased financial return, by itself, is not sufficient to justify a variance. For example, are there other property owners in the neighborhood that may use their property in the same manner that you propose? Please describe how the variance will preserve property rights similar to those enjoyed by others.
4. The variance must not cause a substantial detriment to adjacent properties; impair the intent of the Zoning Code, or the public health, safety, or welfare. The Zoning Board must consider things such as traffic conditions, population density, fire safety, access to public services, and negative effects on other properties. Please describe why you feel a variance will not be a detriment to other properties, impair the Zoning Code or affect public health, welfare, or safety.
5. The condition or intended use must not be so general or recurrent in nature that a general regulation could be adopted to regulate the condition or use. The condition or intended use must be unique and not apply to other properties in the area. Please describe why your situation is unique and not subject to a general regulation.