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Monday through Friday
8 AM to 4:30 PM

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LOT OF RECORD APPLICATION

Section 2.14 Definitions – L, Lot of Record: A lot which is part of a recorded subdivision; or, a lot described by metes and bounds, the deed, survey or land contract, or land contract memoranda, which has been recorded in the Gogebic County Register of Deeds.

Section 14.6 A. 2. b.: (i) Upon application of any person claiming to be the owner of the legal or equitable title to a parcel of land which was the subject to a deed or land contract, not recorded in the Office of the Register of Deeds on the effective date of this *Ordinance*, the Board of Appeals is authorized to conduct a hearing to determine whether a variance should be granted to such owner entitling him to have the parcel treated as a "lot of record" as defined in Article 2 of this *Ordinance*. (ii) The Board shall grant said variance when it finds by a preponderance of the evidence that the instrument purporting to transfer title to the parcel of said owner was executed prior to the effective date of this *Ordinance*. In making its determination, the Board is authorized to consider all matters it deems relevant, including but not limited to, the tax roll of the City, the relationship of the parties to the purported transfer, the degree of formality of the purported document of transfer, and the testimony of the applicant and his or her witnesses. (iii) Such a determination shall have only the effect of equating such an owner with the owner of a lot of record and shall not relieve such owner from complying with the other requirements set forth in this *Ordinance*.

APPLICANT _____

CASE NUMBER _____

Zoning District: _____

Required Information

At a minimum, in addition to all unrecorded information pertinent to the applicant's request, copies of recorded deeds for the area in question are to be provided for the present and two (2) previous owners. The Board of Appeals may also request copies of recorded deeds for the current and immediate past owners of all adjoining adjacent parcels.