

APPLICATION FOR ZONING APPEAL

SITE/PREMISES LOCATION:

1. Address _____
2. Parcel No. _____ 3. Zone District. _____
4. Current Use _____

OWNER:

5. Name _____ Phone _____
- Address _____

APPLICANT:

6. Name _____ Phone _____
- Address _____

APPEAL:

7. Describe nature of appeal: _____
- _____
- _____

8. Before proceeding please read **Codified Ordinance 1109.09(B)** at the end of this application outlining **factors** which will be considered to determine "practical difficulty" requiring a variance.

Circle all **factors** that may apply to this variance request **1 2 3 4 5 6 7 8 9**

9. This **application must be accompanied** by a list of surrounding property owners within 300 feet of the parcel address. In R-50 District the notification distance need only be 200 feet from the parcel address.

10. List plans, sketches or pictures illustrating the variance request, included with this application

11. Application Fee **\$50.00** Cash _____ Check No. _____ Receipt No. _____

12. Applicant signature _____ Date _____

STAFF USE:

- 13. Date of hearing _____ 7:00 P.M.
- 14. Nonconformity _____
- 15. Publication _____ Date _____
- 16. Disposition _____ Date _____

CODIFIED ORDINANCE 1109.09(b)

Review by the Board. According to the procedures established for appeals in Section 1109.08(b) the Board shall hold a public hearing and give notice of the same. The Board shall review each application for a variance to determine if it complies with the purpose and intent of this Code and evidence demonstrates that the literal enforcement of this Code will result in practical difficulty. The following **factors** shall be considered and weighed by the Board in determining practical difficulty:

1. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;
2. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
3. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
5. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pick-up;
6. Whether special conditions or circumstances exist as a result of actions of the owner;
7. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
8. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
9. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.