

APPLICATION FOR ZONING

VARIANCE

The undersigned applies for a Zoning Variance for the purpose stated. The requested Zoning Variance is issued on the basis of the information contained within this application. The Applicant hereby certifies that all information and attachments to this application are true and correct. Further, the Applicant understands this Variance if approved, allows the applicant to later apply for a Zoning permit for the work the variance is addressing.

1. Name of Property Owner/Applicant: _____

Mailing address: _____

Phone number: Home: ____ - _____ Mobile: ____ - _____ Business: ____ - _____

Email Address: _____

2. Physical address of property for this application: _____

Subdivision Name: _____ Parcel No. _____

Section: _____, Range: _____, Lot No.: _____, Zoning District: _____

(If parcel is not located in a platted subdivision, a legal description must be attached)

3. Has a Variance been applied for this property before? No [] Yes [] if yes, Permit/BZA # _____

4. When was the property purchased? _____

5. Each application is to contain the following attachments (with date and project address):

- Scaled Site Plan: 1) Show property lines, bearings and distances of lot/parcel 2) Exact size & location on lot of proposed building, addition or alteration, **clearly indicate the roof eave/overhang on the plan** 3) Dimensions of front, rear and side set-backs 4) Street frontage 5) Exact sizes and locations of other buildings 6) Easements 7) Right-of-ways 8) Any unique or peculiar topographic or natural features that support the request for a Variance.

IMPORTANT: It is imperative the applicant understands the **setback** is measured from the lot line (property line) to the roof eave/roof overhang, **NOT the walls** and that line is clearly noted and dimensioned on the site plan. Failure to do so will result in a delay in your application.

- On all residential lots of R-1, R-2, R-3, R1- LF and R2- LF *on the site plan*, indicate the exterior wall and eave location and dimensions of the nearest house or building on either side and rear of this property.

6. Attach a list of neighboring Property Owners, their mailing address, within contiguous to, and directly across the street from the lot described above (with date and project address):

7. **Justification of Variance:** The board will make their decision based on considerations described in full in the Zoning Resolution Section 7.2(B)(1-4). In short, an applicant must show that:

- A. There are special conditions or circumstances unique to their land or buildings that do not pertain to neighboring property. These special conditions are such that enforcement of the District as zoned causes an unnecessary hardship OR enforcement of the size, area, and/or height requirements of the Zoning Resolution causes a practical difficulty in the use of the land or buildings.

- B. The variance requested is the minimum variance that would be required to enjoy the use of the land or buildings.
 - C. The variance requested is in harmony with the Zoning Resolution and will not injure or change the characteristics or be detrimental to the safety and welfare of the surrounding neighborhood. This consideration will take into account traffic conditions and number of persons living or working within the buildings or land.
 - D. That the condition or intended use of the property is not such that would justify rezoning the district in question.
8. Nature of Variance: Describe the nature of the variance. Cite sections of the Zoning Resolution you want to vary from. *Use the space below or provide an attachment with the question repeated above the response. Identify each page with the Variance address.*

Important Information:

- Township Zoning District Map is located: http://www.co.fairfield.oh.us/rpc/pdf/wa_Zoning_sep_13.pdf
- Walnut Township Zoning Resolution/Code can be found at: www.walnuttp.com.
- Variances are covered in the Zoning Resolution under Section 7.2 *“Procedures and Requirements for Appeals and Variances”*.

The Applicant hereby certifies that all information and attachments to this application are true and correct and will comply with all aspects of this Variance and the Zoning Resolution:

Property Owner (only): _____ date _____ Signature _____

For Zoning Office

Date Application received _____ \$ _____ fee received, check # _____

Date and time of Hearing: _____ Zoning Inspector: _____

Scaled Site Plan: [] Neighboring Property Owners list: []

BZA Decision, approved: [] denied: [] date: _____ Zoning Inspector: _____