

PLANNING, ZONING & ECONOMIC DEVELOPMENT DEPARTMENT

9184 State Route 43, Streetsboro, OH 44241 (330) 626-4942 Ext. 127 Fax (330) 626-4035

BOARD OF ZONING AND BUILDING APPEALS VARIANCE REQUEST APPLICATION

Date: _____

Applicant Name: _____

Applicant Address: _____

City State Zip Code

Applicant Phone No.: _____ Applicant Fax No.: _____

Applicant Mobile No: _____

Property Owner: _____

Property Owner Address: _____

City State Zip Code

Property Owner Phone No.: _____ Fax No.: _____

Property Owner Mobile No: _____

Lot #: _____ Zoning District: _____ Code Section(s): _____

Location Address: _____

Please state what the practical difficulty is for the variance: _____

Fee: Area Variance: \$100.00 plus cost of notices.

Use Variance: \$225.00 plus cost of notices

Sixteen (16) copies of materials are to be presented at the time of application along with the fee(s).

I recognize it is my responsibility to submit a complete application and my failure to do so could subject this application to not being submitted for consideration by the Commission.

Property Owner(s) Signature: _____

Applicant Signature: _____

All application fees are accepted in cash or by check payable to the City of Streetsboro.

**** All fees are non-refundable (per Code Section 149.01)**

(Staff use only)

Date Received _____

Fee Paid _____

Receipt No. _____

Site Plan Approved Y N

Zoning Certificate No. _____

1105.12 VARIANCES.

The Board may authorize, upon appeal in specific cases, variances as per Section 1105.08(b) from the strict terms of this Zoning Ordinance.

A variance may be granted when the Board finds upon the evidence submitted that:

- (a) Authorization. The Board of Zoning and Building Appeals may approve area variances only. It does not have authorization to approve use variances.
- (b) Standing. Only a property owner or his/her duly authorized representative may file an application for a variance. If more than one person owns a property, all owners must sign the application. When even more than one person owns a property they may authorize one representative to file and process an application on their behalf. (Ord. 1989-51. Passed 8-28-89.)
- (c) Application Procedure.
 - (1) Variance applications must be submitted to the Zoning Inspector at least twenty days prior to the Board meeting.
(Ord. 1998-141. Passed 10-26-98.)
 - (2) Variance applications must be complete before they will be accepted and processed.
 - (3) In order to be complete an application must contain all of the following:
 - A. A completed application form provided by the Zoning Inspector.
 - B. The application must be signed by all owners of the property.
 - C. In addition to B. above, the name, address, phone number and signature of the person authorized by the owner(s) to be the representative.
 - D. The address of the property for which a variance is being sought.
 - E. An informal site plan drawn to scale showing property lines and the location of all buildings or structures, permitted, conditionally permitted or accessory uses, driveways, streets, utilities, easements, etc. on the property.
 - F. A statement indicating why the variance is necessary.
 - G. A statement indicating conditions which are peculiar to the subject property and are not characteristic of nearby properties in the same zoning district thereby creating practical difficulty.
 - H. The exact nature of the variance being requested.
 - I. A statement demonstrating the variance requested is the minimum necessary to alleviate the difficulty and will not be detrimental to the public health, safety and welfare.
 - (4) Factors to be considered by the Board:
 - A. There are conditions peculiar to the subject property which are not characteristic of other nearby properties in the same zoning district.
 - B. The peculiar conditions are not the result of actions of the applicant.
 - C. The peculiar conditions would be encountered by any person who might own the property.
 - D. The variance has not been requested solely to increase property value or provide some other financial benefit.
 - E. A literal application of the provisions of this Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same zoning district.
 - F. Granting the variance will not permit a use not allowed in the zoning district.
 - G. Granting the variance will not be detrimental to the public health, safety and welfare of contiguous properties or the community as a whole.
 - H. The variance is the minimum necessary to alleviate the difficulty.
(Ord. 1989-51. Passed 8-28-89.)

Variance Request Questionnaire

Property Owner/Applicant _____ Property Address _____.

1. Will the granting of this variance be detrimental to the public health, welfare and safety of the community or adjacent properties?
Yes _____ No _____
2. I have attached an informal site plan drawing to show the property lines and the location of all buildings or structures permitted, conditionally permitted or accessory uses, driveways, streets (labeled), utilities, easements, etc. on the property to which this application applies.
Yes _____ No _____
3. I understand that the decision of the Board of Zoning and Building Appeals will include but not be limited to a consideration of the following factors:
 - A. Are there conditions peculiar to the subject property, which are not characteristic of other nearby properties in the same zoning district?
Yes _____ No _____
 - B. Would these peculiar conditions be encountered by any person who might own the property?
Yes _____ No _____
 - C. Are the peculiar conditions the result of actions by the applicant?
Yes _____ No _____
 - D. Has the variance been requested solely to increase the property value or provide some other financial benefit?
Yes _____ No _____
 - E. Would a literal application of the provisions of the zoning ordinance deprive the applicant of rights commonly enjoyed by other properties within the same zoning district?
Yes _____ No _____
 - F. Would granting the variance permit a use not allowed in the zoning district which applies to the subject property?
Yes _____ No _____
 - G. Would granting the variance interfere with the delivery of any City Services such as Police, Fire or Service Department?
Yes _____ No _____
 - H. Is the variance the minimum necessary to alleviate the difficulty?
Yes _____ No _____

To the best of my knowledge, I understand and certify the information provided above is true and correct.

Property Owner(s)

Date

Applicant (if different than owner)

Date