

VARIANCE APPLICATION

GENOA TOWNSHIP ZONING DEPT. (614) 899-0725 PHONE, (614) 882-7143 FAX
5111 S. OLD 3C HWY., WESTERVILLE, OHIO 43082, WWW.GENOAATWP.COM

BZA CASE No.: _____

ADOPTED: 01/03/08

PROPERTY OWNER(S): _____ MAILING ADDRESS: _____

REPRESENTATIVE: _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

PROPERTY ADDRESS: _____

SUBDIVISION NAME (IF APPLICABLE): _____ LOT NUMBER(S): _____ LOT SIZE: _____

ZONING DISTRICT(S): RURAL RESIDENTIAL (RR) SUBURBAN RESIDENTIAL (SR) PLANNED COMMUNITY FACILITIES (PCF)
 COMMUNITY BUSINESS (CB) PD-1 (RESIDENTIAL) PD-2 (COMMERCIAL) PD-3 (INDUSTRIAL-WAREHOUSE) PD-4 (OFFICE)

PRESENT USE(S): RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL AGRICULTURAL OTHER: _____

VARIANCE REQUEST: LOT COVERAGE LOT SIZE LOT WIDTH PARKING SETBACKS HEIGHT BUILDING SIZE
 NONCONFORMING USE ACCESSORY OR SPECIAL USE SIGN FENCE LANDSCAPING OTHER: _____

VARIANCE REQUESTED FROM WHICH SPECIFIC ZONING RESOLUTION SECTION(S): _____

REASON(S) FOR VARIANCE REQUEST: _____

THE FOLLOWING PROVISIONS PURSUANT TO DUNCAN V. MIDDLEFIELD, 23 OHIO ST. 3D 83 (1986) MUST BE EVALUTATED BEFORE A VARIANCE CAN BE GRANTED. RESPOND TO EACH OF THE SEVEN CRITERIA AS IT PERTAINS TO THE VARIANCE REQUEST. PLEASE ATTACH A SEPARATE SHEET TO PROVIDE MORE SPACE TO ANSWER THE QUESTIONS, IF NECESSARY.

A. WHETHER THE PROPERTY IN QUESTION WILL YIELD A REASONABLE RETURN OR WHETHER THERE CAN BE ANY BENEFICIAL USE OF THE PROPERTY WITHOUT THE VARIANCE: _____

B. WHETHER THE VARIANCE IS SUBSTANTIAL: _____

C. WHETHER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD WOULD BE SUBSTANTIALLY ALTERED OR WHETHER ADJOINING PROPERTIES WOULD SUFFER A SUBSTANTIAL DETRIMENT AS A RESULT OF THE VARIANCE: _____

D. WHETHER THE VARIANCE WOULD ADVERSELY AFFECT THE DELIVERY OF GOVERNMENTAL SERVICES (I.E. WATER, SEWAGE, GARBAGE):_

E. WHETHER THE PROPERTY OWNER PURCHASED THE PROPERTY WITH KNOWLEDGE OF THE ZONING RESTRICTION: _____

F. WHETHER THE PROPERTY OWNER'S PREDICAMENT FEASIBLY CAN BE OBIATED THROUGH SOME METHOD OTHER THAN A VARIANCE: _____

G. WHETHER THE SPIRIT AND INTENT BEHIND THE ZONING REQUIREMENT WOULD BE OBSERVED AND SUBSTANTIAL JUSTICE DONE BY GRANTING THE VARIANCE: _____

COPIES OF THE ZONING RESOLUTION ARE AVAILABLE IN THE ZONING DEPARTMENT OFFICE OR AT WWW.GENOATWP.COM. SECTION 1106 CONTAINS PERTINENT INFORMATION TO THIS APPLICATION.

BY SIGNING THIS APPLICATION ON THE LINE BELOW, I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE. I ALSO AGREE TO BE BOUND BY PROVISIONS OF THE ZONING RESOLUTION OF GENOA TOWNSHIP, AS WELL AS ACKNOWLEDGE THE FOLLOWING:

- I AM REQUESTING A VARIANCE IN ACCORDANCE WITH SECTION 1106 OF THE ZONING RESOLUTION AS STATED ABOVE.
- I HAVE ATTACHED OR ENCLOSED WITH THIS APPLICATION FIFTEEN (15) COPIES OF ALL MATERIALS WHICH ARE TO BE CONSIDERED FOR APPROVAL WITH THIS APPLICATION, INCLUDING A PLOT PLAN OF THE SUBJECT PROPERTY SHOWING THE PROPOSED LOCATION OF THE STRUCTURE OR CHANGE ALONG WITH SURROUNDING SITE CHARACTERISTICS AND OTHER PERTINENT SUPPORTING INFORMATION.
- I UNDERSTAND THAT THE BOARD OF ZONING APPEALS (BZA) WILL SCHEDULE A PUBLIC HEARING FOR THIS APPLICATION AND THE BURDEN OF SUPPLYING NECESSARY EVIDENCE FOR APPROVAL OF THIS APPLICATION MUST BE SUPPLIED BY MYSELF AS THE APPLICANT.
- I HAVE ATTACHED OR ENCLOSED A LIST OF NAMES AND ADDRESSES OF ALL PROPERTY OWNERS CONTIGUOUS TO AND ACROSS THE STREET FROM THE PROPERTY FOR WHICH THE CHANGE/SUBSTITUTION OF USE IS REQUESTED. ALSO, PROVIDED IS A SET OF ADDRESSED AND STAMPED PLAIN WHITE BUSINESS SIZE ENVELOPES FOR THE NAMES ON THIS LIST.
- I HAVE SUBMITTED APPLICABLE FEES, PER THE CURRENT GENOA TOWNSHIP ZONING FEE SCHEDULE AND ACKNOWLEDGE THAT ADDITIONAL FEES WILL BE DUE FOR SUBSEQUENT PUBLIC HEARINGS, IF I SO CHOOSE TO TABLE OR WITHDRAW THIS APPLICATION.

SIGNATURE OF OWNER(S)/AGENT

OWNER(S)/AGENT'S NAME PRINTED OR TYPED

DATE OF APPLICATION

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

DATE RECEIVED: _____ STAFF COMPLETING REVIEW: _____ COMPLETE APPLICATION: YES NO

DATE OF ACTION: _____ ACTION: APPROVED DENIED NOTES: _____