



APPLICATION FOR A VARIANCE

Village of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207
(614) 491-1080

Applicant: _____ Mailing Address: _____

Phone #: _____ Email Address: _____

PROPERTY INFORMATION

Property Owner (if different than above): _____

Address: _____ Lot Number: _____

Parcel Number: _____ Township: _____

Existing Use: _____ Zoning District: _____

REQUEST

Describe the variance requested including what provisions of the Zoning Code are affected (attach additional sheets if needed): _____

PLEASE ATTACH TO THIS APPLICATION THE FOLLOWING INFORMATION UNLESS OTHERWISE DIRECTED BY THE ZONING ADMINISTRATOR:

1. A current and accurate legal description of the property.
2. A current survey prepared by a licensed surveyor.
3. A plot plan to show:
 - (a) Boundaries and dimensions of the lot and the size and location of all proposed and existing structures.
 - (b) Traffic access, traffic circulation, existing and proposed utilities, parking, lighting and illumination, landscaping, signs, and other such information relevant to the proposed use.
 - (c) Any additional information as may be required by the Planning and Zoning Commission or Zoning Administrator.
4. A statement pertaining to and explaining the relationship of the variance(s) requested to the following criteria for approval:
 - (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
 - (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
 - (c) That the special conditions and circumstances do not result from the actions of the applicant.
 - (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
 - (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
 - (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
 - (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
5. A list of all property owners within, contiguous to, and directly across the street from the property(s) in question. The list of addresses should correspond to the County Auditor's current tax list.

By submitting this Application you hereby certify that all information and attachments to this application are true and correct to the best of your knowledge and belief. You also agree to comply with all regulations of the Obetz zoning code.

PROPERTY OWNER'S SIGNATURE: _____ DATE: _____

Please submit 10 copies of the application including all attachments. All applications and the required fee of \$25 for a residential variance request or \$500 for all other variance requests must be submitted a minimum of 35 days before the Planning and Zoning Commission meeting on which the case will be heard. The application will not be accepted and placed on the agenda unless all information is complete and the fee is paid.

FOR OFFICIAL USE ONLY

Date Received: _____ Fee Paid: _____

Date heard by the Planning and Zoning Commission: _____

Action of the Planning and Zoning Commission: _____
