

APPLICATION #

The Village of Plain City – Office of the Zoning Inspector

APPLICATION FOR AREA VARIANCE

BOARD OF ZONING APPEALS

213 S. Chillicothe Street – Plain City, OH. 43064 – Phone: 614-873-1945 – Fax: 614-873-4649

Email – jjordan@Plain-City.com

The Board of Zoning Appeals shall hold a public hearing within forty-five (45) days after receipt of a complete application and act on an application for a variance. At such hearing the applicant shall present a statement and adequate evidence in such form as the Board of Zoning Appeals may require. Failure to appear means the application will be deemed dismissed or withdrawn by the applicant.

Applicant: _____
Mailing Address: _____
Telephone: (Home) _____ (Office) _____ Fax: _____
Subdivision Name _____ Lot No. _____
Township _____ Range _____ Other _____
Describe generally the nature of the variance: _____

In addition, plans in triplicate and drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations any any natural or topographic peculiarities of the lot in question.

The Board of Zoning Appeals shall only approve a variance or modification thereof if the following findings are made: (Please attach comments on a separate sheet of paper.)

- A. That said variance will not be contrary to the public interest.
- B. That said area variance is justified due to special conditions.
- C. That the literal enforcement of the Zoning Ordinance will result in practical difficulties. The factors to be considered and weighed in determining whether practical difficulties have been encountered shall include, but not be limited to the following:
 - 1. Whether there can be any beneficial use of the property without the variance;
 - 2. Whether the variance is substantial;
 - 3. 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;
 - 4. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);
 - 5. Whether the property owner purchased the property with knowledge of the zoning restriction; and
 - 6. Whether the property owner’s predicament feasibly can be obviated through some method other than a variance.
- D. That the spirit of the Zoning Ordinance will be observed and substantial justice done if the area variance is granted.
- E. That the variance is based on need not convenience or profit.

I certify that the information contained in this application and its supplements is true and correct.

Applicant’s Signature: _____ **Date:** _____

Date of Hearing (BZA) _____ Decision: Approved _____ Denied _____

Comments: _____

Amount of Fee: \$ _____ (Must be paid at time of Application) Receipt # _____

Zoning Inspector _____ Date _____