

City of Olmsted Falls

Application for Board of Zoning Appeals

Date: _____
Fees Paid : \$100. Mailing deposit \$25. Application Fee
Docket No. _____

Please note: APPLICANT MUST BE THE OWNER OF RECORD OF THE PROPERTY INVOLVED IN THIS REQUEST OR THE APPLICANT MUST SUBMIT WRITTEN AUTHORIZATION FROM THE LEGAL PROPERTY OWNER AT THE TIME APPLICATION IS SUBMITTED. APPLICANT/OWNER MUST APPEAR AT THE BOARD MEETING OR THE BOARD SHALL DENY THE REQUEST.

IF YOUR REQUEST IS APPROVED THERE IS A THIRTY (30) DAY WAITING PERIOD BEFORE PERMITS MAY BE ISSUED AND WORK BEGINS.

Name of Applicant: _____ Phone: () _____

D.B.A.: _____

Address: _____

Address of Property Involved in Appeal: _____

Permanent Parcel # _____

Property Owner : _____

Owner's Address: _____

Zoning District: _____ Ord. 24 - 97 Code Section: _____

Request for Variance to Buildings, Yards, Lot Coverage and/or off-street parking shall be accompanied by scale drawings with accurate measurements showing all structures in relation to property lines. Applicant must provide of names and addresses of all property owners within 500 ft. of the boundaries or the tract or lot under appeal. Any applications not containing sufficient information and/or complete drawings may be deferred until complete information has been submitted.

Specific Details of Variance Request:

Applicant or Owners Signature

<i>Department Use Only</i>

Remarks from the Building Department:

File History on Property:

ZONING BOARD REQUIRED FINDINGS

IF APPLICANT IS REQUESTING A VARIANCE, APPLICANT MUST SHOW UNNECESSARY HARDSHIP OR PRACTICAL DIFFICULTY; SUCH HARDSHIP MUST BE DEMONSTRATED BY CLEAR AND CONVINCING EVIDENCE AS TO ALL OF THE FOLLOWING QUESTIONS.

EACH QUESTION MUST BE ANSWERED IN FULL - A “YES” OR “NO” IS NOT ACCEPTABLE

1. Are you currently unable to put the property to any economically viable use under any of the permitted uses in the zoning district in which it is located, and if not, why?

2. Does the variance request stem from a condition which is unique to the property in question and not ordinarily found in the district, and if so, why?

3. Was the hardship/difficulty condition existing or was it created by the applicant? What is the hardship/difficulty?

4. Was the property owner aware of the zoning restrictions when the property was purchased?

5. Is the granting of the variance necessary for the reasonable use of the land or building, and is it the minimum variance that will accomplish this purpose?

6. Will the granting of the variance adversely affect the delivery of governmental services such as water, sewer, or refuse removal?

7. Is the granting of the variance in harmony with the general purpose and intent of the Zoning Code, and will this substantially alter the character of the neighborhood?

Docket No. _____
Meeting Date: _____

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Board of Zoning Appeals access to my property for the limited purposes of photographing and/or viewing the area affected by the variance requested in this application and verification of project dimensions.

Any dog(s) on property? _____ Yes _____ No

Please Print or Type:

Applicant/Agent Name: _____

Property Address: _____ Permanent Parcel # _____

Daytime Telephone No.: _____

Applicant or Agent's Signature