

Fee: \$250 (Non-refundable) - Paid

Board of Zoning Appeals

Case Number: _____

Findlay, Ohio

Please print

Application for Variance

Owner's Name: _____ Address: _____

Phone: (home) _____ (Business): _____ Email: _____

Address of Zoning Variance Request: _____

Zoning District: _____ Code section varying from: _____

Variance Request: Explain in detail the variance you are asking for and why: _____

Address the following items (A – G) on the next page. Print legibly.

The City of Findlay Zoning Ordinance, Chapter 1 1 15.05

- (1) Granting of a Variance. No variance from the strict application of the standards of this Ordinance shall be granted by the Board of Zoning Appeals unless and until the applicant demonstrates to the Board's satisfaction of all the following:
 - A. Conditions and Circumstances: That special conditions and circumstances exist which are peculiar to the land, structures or building involved, and which are not applicable to other lands, structures or buildings in the same districts.
 - B. Property Rights: That the literal interpretation of the provisions of this Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - C. Applicant Not Disregarding Code: That the special conditions and circumstances do not result from the actions of the applicant, his agent and or/contractor, to disregard or circumvent the code but are a result from applicant's good faith attempts to improve the property, neighborhood and community without substantially infringing on the language and intent of the code.
 - D. Harmony with Locality: That the variance requested shall not alter the essential character of the locality nor substantially or permanently impair the appropriate use or development of adjacent property.
 - E. Magnitude of Variance: Whether the variance is of non-substantial natures.
 - F. Alternatives: Whether the applicant's predicament feasibly can be obviated through some method other than a variance.
 - G. Substantial Justice: Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

- (2) **Submit 8 copies** (in packet form) of: this completed Application for Variance, survey of property (as described below), photo's, letters from neighbors, etc.

Chapter 1166, Property Survey Required (stamped by a Professional Surveyor) - showing the following:

The actual shape, location and dimensions of the property involved. The shape, size and location of all buildings or other structures, either existing or to be erected, altered, moved or demolished, and any building or other structures already on the property. Such other information concerning the property or adjoining property as is essential for determining the variance.

I, the undersigned, do hereby certify all the above statements are true and correct to the best of my knowledge. As specified in Section 1165.08 and 1199.09 (falsification).

Owner's Signature: _____ Date: _____

Accepted for the Meeting of: _____

The City of Findlay Zoning Ordinance, Chapter 1115.05

(1) Granting of a Variance. No variance from the strict application of the standards of this Ordinance shall be granted by the Board of Zoning Appeals unless and until the applicant demonstrates to the Board's satisfaction of all the following:

A. Conditions and Circumstances: The special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same districts.

B. Property Rights: That the literal interpretations of the provisions of this Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms of this Ordinances.

C. Applicant disregarding code: That the special conditions and circumstances do not result from the actions of the applicant, his agent and/or contractor, to disregard or circumvent the code but are a result from applicant's good faith attempts to improve the property, neighborhood and community without substantially infringing on the language and intent of the code.

D. Harmony with Locality: That the variance requested shall not alter the essential character of the locality nor substantially or permanently impair the appropriate use or development of adjacent property.

E. Magnitude of Variance: Whether the variance is of a non-substantial nature.

F. Alternatives: Whether the applicant's predicament feasibly can be obviated through some method other than a variance.

G. Substantial Justice: Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
