

Variance Application
UNION TOWNSHIP
BOARD OF ZONING APPEALS
4312 Glen Este-Withamsville Road
Cincinnati, OH 45245
(513) 753-2300

Case# _____
Date _____

PLEASE PROVIDE SIX COPIES OF THIS FORM AND ALL MATERIALS

Re: Property located at: _____
Property Identification Number from Auditor's Tax Bill _____ - _____ - _____

I. APPLICANT INFORMATION

- A. Name _____
Mailing Address _____
_____ Phone _____
- B. Property Owner(s) _____
Mailing Address _____
_____ Phone _____
- C. Contact Person _____
Mailing Address _____
_____ Phone _____

II. VARIANCE INFORMATION

- A. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s) _____
of the Union Township Zoning Resolution.
- B. Please describe generally each variance requested.

- C. Please state the zoning district(s) of the property: _____
- D. For **each** variance requested, please complete the attached form "Exhibit A," which is incorporated into this application.
- E. Please provide six copies of the following, which are incorporated into this application:
 1. List of adjacent property owners (see attached form "Exhibit B")
 2. Tax map with subject property highlighted.
 3. Legal description of the property.
 4. Site plan showing the parcel and proposed use of the property.
- F. Please enclose application fee.

III. AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

Applicant

STATE OF OHIO
COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

My commission expires _____.

EXHIBIT A

Please describe how the variance requested conforms to standards stated in Section 431.5(a-g) set forth below (a response ***to each*** of the subsections 431.5 (a-g) must be provided ***for each*** variance requested, additional sheets and/or additional copies of this page may be used).

Section to which a variance is requested: _____

431.5.a. Please describe how the granting of the variance is consistent with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located, and is not injurious to the area or otherwise detrimental to the public welfare.

431.5.b. Please describe how the granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

431.5.c. Please describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

(Ex. A continued)

431.5.d. Please describe the proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

431.5.e. Please describe why the granting of the variance is necessary for the reasonable use of the land or building, and why the variance requested is the minimum variance that will accomplish this purpose.

431.5.f. Please describe how the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

431.5.g. Please describe why the granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

EXHIBIT B

ADJACENT PROPERTY OWNERS

Adjacent properties include those across streets and touching the property in any manner. A printout from the county auditor stating this information may substitute for this page.

The following are the individuals, firms, or corporations and their mailing addresses as they appear in the county auditor's tax list as owners of property adjacent to the subject property.

1. Name _____ Page and Parcel # _____
Mailing Address _____
2. _____ Page and Parcel # _____

3. _____ Page and Parcel # _____

4. _____ Page and Parcel # _____

5. _____ Page and Parcel # _____

6. _____ Page and Parcel # _____

7. _____ Page and Parcel # _____

8. _____ Page and Parcel # _____

9. _____ Page and Parcel # _____

10. _____ Page and Parcel # _____

11. _____ Page and Parcel # _____

12. _____ Page and Parcel # _____
