



Application No. _____
Permit No. _____

Variance Application

Date Received: _____ **Hearing Date:** _____

The applicant shall submit a copy of this form, along with eleven (11) copies of the supplementary information, to the Village Planner for the Village of Granville. The purpose of a variance is to allow a deviation from the strict interpretation of the applicable regulations contained in this Zoning Ordinance, Chapter 1147, shall, unless otherwise established, be under the power of the Board of Zoning and Building Appeals. In no case shall the granting of a variance allow a use not permitted under district regulations nor shall the nonconforming use of land or structures be considered as grounds for issuance of a variance. Application shall include a fee as specified by the Village Ordinances.

- 1) Name of Applicant or Agent _____
Address _____
Telephone (Home) _____ (Business) _____
(Fax) _____ (Email) _____
- 2) Name of Property Owner _____
Address _____
Telephone (Home) _____ (Business) _____
(Fax) _____ (Email) _____
- 3) Location/Address of Property _____
- 4) Existing Zoning District _____
- 5) Existing Use of Property _____
- 6) Type of Variance: _____ Area; _____ Other
- 7) Variances Requested: _____

- 8) Nature of Variance(s) Requested (Please address ALL criteria of Chapter 1147.03. If more space is necessary, please attach a piece of paper): _____

- 9) Such additional information as may be required by the Zoning Ordinance or requested by the Board of Zoning and Building Appeals to review the application.

Signature of Property Owner or Applicant

Date

*If the applicant is not the property owner, a separate letter will need to be submitted indicating that the property owner is aware of and approves of the variance(s) requested for their property.

I certify that the information and facts provided on and with this application are true and correct.

Applicant

Date

(To be completed by the Village Planner)

Approved _____ Disapproved _____

Conditions _____

Date of Decision _____

Board of Zoning and Building Appeals Chairperson

Date

Village Planner

Date

Village Manager

Date

Fee \$ _____

Date Paid _____

Receipt # _____

Variance Application Required Materials List

Applicant must include all of the following information:

- 1) A legal description of the property.

- 2) A statement responding to the criteria below as stated in Chapter 1147.03:
 - a. That special circumstances or conditions exist which are peculiar to the land or structure(s) involved and which are not applicable to other lands or structures in the same zoning districts.

 - b. That a literal interpretation of the provisions of this Zoning Ordinance would result in practical difficulties for the owner of the property. The factors to be considered by the Board in making this determination are:
 - (1) Whether the property in question will yield a reasonable return or 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.
 - (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 - (7) Whether the spirit and intent behind the zoning requirement would be required to be observed and substantial justice done by granting the variance.

 - c. That the special conditions and circumstances do not result from the actions of the applicant.

 - d. That the granting of the variance will in no other manner adversely affect the health, safety and general welfare of the persons residing or working within the vicinity of the proposed variance, and not diminish or impair established property values within the surrounding areas, and not impair an adequate supply of light and air to adjacent properties, and not unreasonably increase the congestion in public streets.

 - e. In granting a variance, the board may impose any requirements or conditions regarding the location, character, and other features of the proposed uses or buildings or structures as the board deems necessary to carry out the intent and purpose of this Zoning Code, and to satisfy the other conditions set forth in Division (d) of this Section.

- 3) Eleven (11) copies of the plot plan showing:
 - a. Boundaries and dimensions of the lot with the size and location of all proposed or existing structures. The plot plan shall also show a map that indicates all adjacent properties with the approximate location of existing structures.

 - b. Traffic access, traffic circulation, existing and proposed utilities, parking, tree locations, landscaping, signs, refuse and service areas and other such information relevant to the application.