



101 E. Herman Street
Yellow Springs, OH 45387
Phone: 937-767-2460

Zoning Application: BZA VARIANCE

Application #		Fee Collected	
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Property Address/Location					
Parcel Number		Zoning District		Property Acreage	

Applicant's Information

Name					
Address					
Phone		Email			
Company Name (if contractor)					

Property Owner's Information (☐ Check if same as applicant)

Name					
Address					
Phone		Email			

Which type of variance is the applicant requesting?

(A **Use Variance** allows a property owner to use their land in a way that is not normally permitted by the zoning resolution, and an **Area Variance** allows a property owner to deviate from zoning resolution related to physical dimensions, such as building height, setbacks, or lot size, but not from the permitted use of the property.)

Use Variance		Area Variance	
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Describe the details of the variance that the applicant is seeking. (Use a separate sheet of paper if more room is needed)

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Describe the justification for the variance request. (Use a separate sheet of paper if more room is needed)

With a **use variance** the applicant should show how the particular zoning resolution creates an "unnecessary hardship" with respect to the use of the property.

With an **area variance** the applicant should show how the particular zoning resolution creates "practical difficulties."

The factors to be considered and weighed in determining whether a property owner seeking an area variance has encountered practical difficulties in the use of his property, include the "Duncan Factors". They are, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a 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 because 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 observed and substantial justice done by granting the variance.

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Other Information Required:

- Provide a written/typed site plan to include all property lines, buildings and details of proposed variance.
- Provide an Adjacent Property Owners List. This is a list of names and property addresses of all parcel owners within 300 feet of the applicant's property.
- Provide any additional information to help substantiate the issuance of the variance.
- Application fee (\$250)

I hereby certify that all of the information supplied in this application and attachments are true and correct to the best of my knowledge, information and belief. **I hereby consent to the inspection of the subject property and of any buildings or structures to be constructed thereon by the township zoning administrator.**

Applicant's Signature:		DATE	
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Hearing Date	
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This application has been ____ **APPROVED** ____ **REJECTED** for the issuance of a variance by the Board of Zoning Appeals.

Zoning Administrator			DATE	
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