

Variance Application
FAIRFIELD TOWNSHIP
BOARD OF ZONING APPEALS
6032 Morris Road
Fairfield Township, OH 45011
(513) 887-4400

<u>FOR OFFICE USE ONLY</u> Case No. _____ Date Filed _____ Fees _____ FTZA Meeting Date _____ Newspaper _____
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PLEASE PROVIDE NINE COPIES OF THIS FORM AND ALL MATERIALS

PROPERTY LOCATED AT: _____

PARCEL IDENTIFICATION NUMBER: _____

APPLICANT INFORMATION

APPLICANT: _____

MAILING ADDRESS: _____

_____ PHONE: _____

PROPERTY OWNER: _____

MAILING ADDRESS: _____

_____ PHONE: _____

CONTACT PERSON: _____

MAILING ADDRESS: _____

_____ PHONE: _____

VARIANCE INFORMATION

A. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s)

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” (located in the application)
- E. Please provide nine copies of the following:
 - a. List of adjacent property owners.
 - b. Tax map with subject property highlighted
 - c. Legal description of the property.
 - d. Site plan showing the parcel and proposed use of the property.
- F. Please enclose application fee.

AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Fairfield 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 _____

Fairfield Township Zoning/Administration acknowledgement of receipt.

Signature Title Date

PROPERTY OWNERS AFFIDAVIT

**STATE OF OHIO
COUNTY OF BUTLER**

I (we) _____

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Signature

Printed Name

Mailing Address

City, State, Zip Code

Telephone

Subscribed and sworn before me this _____ day of _____ 20 _____,

Notary Public

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. The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

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

431.5.c There must exist special circumstances or conditions, fully described in the findings, 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.

431.5.d. There must be 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 The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

431.5.f. 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. 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.
