

VP

Variance Petition

**Department of Building & Zoning
7700 Perry St.
Mt. Healthy, OH 45231
513-931-8840**

Applicant Location of Property

Name _____

Lot No. _____ of _____

Firm _____

subdivision, Block _____

Address _____

Section _____, Part _____

City _____

On the N S E W of _____

State/Zip _____

Approx. _____ Ft. _____

Telephone () _____ - _____

N S E W of _____

Owner Proposed Variance Requested From Section

Name _____

Address _____

City _____

State/Zip _____

Telephone () _____ - _____

REASONS FOR GRANTING VARIANCES:

1. The granting of the variance shall be necessary to relieve hardship and preserve the applicant's right to the reasonable and legitimate use of his property; the request shall not be granted merely for the convenience of applicant.
2. The requested variance shall not constitute a change in land use resulting in the establishment of a use not normally permitted in the applicable zoning district.
3. The special circumstances or conditions applying to the building or land question, which may include the historic nature of the building or land, peculiar to such lot or property, and do not generally apply to other land or buildings in the vicinity.
4. The special conditions or circumstances which form a basis for the variance application shall not result from the actions of the applicant.

5. Nonconforming use of neighboring lands, structures or buildings in the same zoning district, and permitted or nonconforming use of lands, structures buildings in other zoning districts shall not be considered grounds for the issuance of a variance.
6. The application for a variance shall not be based exclusively upon a design to increase the value or income potential of the parcel of land or any structures or uses thereupon.

SUBMISSION REQUIREMENTS:

1. A site plan and other drawings to scale, showing existing and proposed use of the site, all pertinent natural and manmade features, and adjacent land use and buildings.
2. A list of names and mailing addresses of all owners of property within 300 feet of any part of the property in question.
3. A letter requesting a variance and providing the following:
 - a. A statement of need for the proposed variance, its locations and magnitude.
 - b. A summary report identifying and evaluating the consequences and effects of the proposed variance on the surrounding properties and the neighborhood at large.
 - c. A statement indicating how the negative effects, if any, of the proposed variance will be mitigated.
4. A legal description of the property, signed by a Registered Engineer or Surveyor.

Official Use Only:
Fee Computation

*Base Fee	\$ _____
Notice Surcharge	\$ _____
TOTAL FEE	\$ _____

*Due at Submission of petition