



APPLICATION FOR NON-SIGN VARIANCE

BOARD OF ZONING APPEALS

EVENDALE, OHIO

Case Number: _____

Name of Applicant: _____ Company/Business: _____

Applicant Address: _____

E-mail Address: _____ Phone Number: _____

Subject Property Address: _____

Parcel ID: _____ Zoning: _____ Existing Use: _____

List Requested Variance(s):

Variance #1 _____ Zoning Code Section _____

Variance #2 _____ Zoning Code Section _____

Variance #3 _____ Zoning Code Section _____

Variance #4 _____ Zoning Code Section _____

Application Narrative: Describe generally the proposed project, nature of variance, why it is necessary to grant the variance, and attach Village Official's permit denial letter (if applicable). In addition, provide six plans drawn to scale showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural physical or topographic peculiarities of the lot in question.

Justification of Variance: The applicant must also provide a written response to the Standards for Variance:

1. Whether the property will yield a reasonable return without the variance or whether there can be beneficial use of the property;
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;
5. Whether the property owner purchased the property with knowledge of the limitations currently imposed on it by the Zoning Code;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and,
7. Whether the spirit and intent behind this Zoning Code would be observed and substantial justice done by granting the variance.

I certify that the information submitted in this application and its supplements is true and correct. I further certify that I am the owner, purchaser, or authorized agent applying on behalf of the owner that I have the authority to act on their behalf.

Signature of Applicant: _____ Date: _____

Hearing Date: _____ BZA Decision: ☐ Approved ☐ Approved, with Conditions ☐ Denied