



CITY OF EUCLID

PETITION FOR VARIANCE

ECO 1301.13 Variance Review Standards

The Planning and Zoning Commission considers the following factors in determining whether the applicant has demonstrated practical difficulties in the use of the property.

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names on Property Description Form Z41 and attached to this document, hereby petition the Commission to grant the following variance:

Such variance is necessary to eliminate practical difficulties caused by the strict application of the zoning code to the use of the property.

(1) Explain how the conditions creating the need for the variance are unique to the property and are not ordinarily found in other properties in the same zoning district.

(2) Explain why the property is unable to be developed or used in a beneficial manner without the requested variance.

(3) Explain the substantial difficulties to the development or use of the property without the requested variance.

(4) Explain whether the proposed use or development will substantially alter the character of the neighborhood or cause any detriment to the adjoining properties as a result of the variance.

(5) Describe whether the proposed use or development will adversely affect the delivery of Governmental services to properties in the surrounding area.

Do not staple

(6) Does the owner, applicant and/or perspective purchaser have knowledge of the zoning restrictions prior to the lease or purchase of the property?

(7) Explain whether the property owner's difficulty can be resolved through another method to accomplish the proposed project without the variance.

(8) Explain whether the proposed variance request will conflict with or uphold the spirit or intent of the zoning requirement?

(9) Demonstrate how substantial justice will be done to all affected parties by the granting of the variance.

Print Applicant's name: _____

X _____
SIGNATURE OF APPLICANT

State of Ohio)
County of Cuyahoga)

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Ohio, personally appeared _____ to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.

Notary Public