

CITY OF WADSWORTH
BOARD OF ZONING APPEALS
APPLICATION FOR ZONING VARIANCE

Name of Applicant: _____

Mailing Address: _____

Phone Number: _____ **Email:** _____

Variance Location: _____

Zoning District: _____ **Previous Requests:** _____

Variance Requested: _____

Applicable Code Section(s): _____

Project Description:
Describe variance(s) being requested and the hardships, practical difficulties or extraordinary circumstances that exist on the property that make the strict application of the Zoning Ordinance impractical. PLEASE REVIEW CHAPTER 154.561(c) TO REVIEW CONDITIONS NECESSARY FOR GRANTING A VARIANCE.

Date: _____ **Fee:** \$125

Signature of Applicant: _____

Date Hearing Advertised: _____ **Date of Public Hearing:** _____

Decision: _____

Date of BZA Action: _____

BZA Chairman

BZA Secretary

From §154.561 of the Zoning Code

- (C) *Conditions necessary for granting a variance.* In determining whether a variance should be granted, the Board's decisions shall be guided by the following factors:
- (1) Special conditions or unusual circumstances exist, which create practical difficulties in complying with the standard zoning requirements. The special conditions or unusual circumstances are peculiar to the land, building or other structures involved and are not generally applicable to other lands, structures, or buildings in the same district.
 - (2) The literal interpretation and enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by similar property owners in the same zoning district.
 - (3) The special conditions and unusual circumstances leading to the practical difficulties were not created by actions of the applicant.
 - (4) Granting the variance will not adversely impact the delivery of public services.
 - (5) Granting the variance will be consistent and harmonious with the general purpose and intent of the zoning code; and will not alter the essential character of the land; will not have a substantially adverse impact on neighboring properties; or otherwise be detrimental to the public welfare.
 - (6) The zoning code, as applied to the applicant's property, is inequitable and creates a practical difficulty that cannot be reasonably alleviated by other means and the variance is the minimum required to relieve the practical difficulty and make possible the reasonable use of the land, building or structure.