

APPLICATION FOR VARIANCE REQUEST (BZA)

Part I.

Subject Property Address: _____ Parcel #: _____

Property Owner: _____ Email: _____

Owner Address: _____ Phone: _____

Zoning District: _____ Is this a corner lot? ☐ Yes ☐ No

All Variance requests shall be heard by the Board of Zoning Appeals public and require the following:

1. Formal Zoning Permit application and denial by the Zoning Inspector.
2. Appearance at the Board of Zoning Appeals (BZA) meeting.
3. The BZA hearing is a quasi-judicial proceeding therefore all persons speaking on the matter be sworn in.
4. Responses to all of the items included in Part II of this application.
5. Application fee of \$150.00. The post-construction fee is \$250.

Please Note: N.C.O. 1246.03(c), Variances states,

"The Board shall grant such variance permits only if the same will not result in substantial detriment to the public good and will not substantially impair the intent and general purpose of this Zoning Code. Further, such variance permits shall be granted only if the Board finds that all of the following conditions exist (see Part II, questions 3-6)

Part II.

1. Reason for the Variance request: _____

2. What Section of the Northwood Code of Ordinances are you appealing? _____

3. The special circumstances or conditions (lot size, topography, etc.) applying to the building or land in question are unique to this lot and do not apply generally to other lots or buildings in the immediate vicinity (please describe unique circumstances).

4. The granting of the variance permit is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant (please describe).

5. Were the special conditions and circumstances applying to the building or land a result from the actions of the applicant? ☐ Yes ☐ No

Explain: _____

6. The issuance of the variance permit will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish, or impair established property values within the surrounding area or in any other respect impair the health, safety, convenience, or general welfare of the inhabitants of the City. ☐ Agree ☐ Disagree

List any possible impacts and how you plan to mitigate: _____

7. Provide any additional information that you would like taken under consideration, that is not financial or personal in nature (attach any photos, surveys, or other documents you feel are relevant):

*****OFFICIAL USE ONLY*****

Variance permits issued pursuant to the provisions of this subsection shall be in writing and shall set forth the exact nature of the variance permitted, and all conditions and requirements exacted by the Board in connection therewith. A copy or other record thereof shall be kept by the Board, and a copy shall be furnished to the Zoning Inspector.

☐ Approved

☐ Disapproved

Meeting Date: _____

Finding of Fact (criteria) _____

Conditions of Approval: _____

✓ This variance shall become null and void if not fully exercised, within one year, including conditions