



VARIANCE APPLICATION

City of Cheviot
3814 Harrison Avenue
Cheviot OH 45211
www.cheviot.org
513-661-2700

Applicant (Attach a Letter of Agency if the Applicant is not the property owner)

Name_____

Mailing Address_____

Phone No._____ Email_____

Owner

Name_____

Mailing Address_____

Phone No._____ Email_____

Tax Parcel ID: _____ Zoning District: _____

Indicate the nature of the variance and applicable sections of the Cheviot Zoning Ordinance:

Variance Application Requirements

- Site Plan – please provide 7 copies
- Narrative statements establishing and substantiating the justification for the variances (see next page) – please provide 7 copies
- List of all property owners within 200 feet of any part of the property on which the variance is proposed, including their addresses and parcel numbers.

Note: Approved variances that are not acted upon within 12 months shall be considered void.

Applicant's Signature_____ Date_____

Description of Request and Reasons for a Zoning Variance

THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING: (USE ADDITIONAL SHEETS IF NECESSARY)

A practical difficulty exists whenever a zoning standard unreasonably deprives a landowner of a permitted use of their property. All of the factors set forth in this section do not need to be satisfied; rather, they will be weighed together in the analysis of the variance request.

1. Describe the request for variance.
2. Can the property yield a reasonable return without a variance? Please explain.
3. Can there be any beneficial use of the property without a variance? Please explain.
4. Please explain whether you believe the variance requested is or is not substantial and why.
5. Would granting the variance substantially alter the essential character of the neighborhood? Please explain.
6. Would granting the variance be detrimental to surrounding property? Please explain.
7. Would the variance adversely affect the delivery of governmental services such as water, sewer, and trash pickup? Please explain.
8. Did the property owner purchase the property with knowledge of the zoning restrictions? Please explain.