



The Crossroads of Community and Commerce

4410 W. Streetsboro Road, Richfield Ohio 44286
(330)659-9201 x6



BOARD OF ZONING APPEALS APPLICATION

DATE FILED _____

CASE NO. _____

BZA MTG DATE _____

NOTICE: Zoning Appeals cases are Public Hearings which are quasi-judicial and are presented in front of the Board of Zoning Appeals Board (BZA) during one of their regularly scheduled meetings. BZA meetings are generally held on the fourth Wednesday of each month at 6:00pm

1. Applicant Information

Applicant(s): _____
Address: _____
E-Mail: _____
Phone: _____
Alt. Phone: _____

Owner(s): _____
Address: _____
E-Mail: _____
Phone: _____
Alt. Phone: _____

2. Application Details

TYPE OF VARIANCE (please circle) -AREA VARIANCE- -USE VARIANCE- -INTERPRETATION- -APPEAL-

PROPERTY(S) UNDER CONSIDERATION:

Address(s) _____

Parcel Number(s): _____ **Zoning District(s):** _____

Section(s) of the Code being appealed:: _____

THE RELIEF REQUESTED FROM THE ABOVE CODE IS AS FOLLOWS:

3. Items Required

1) Application Fee

Circle type of meeting: a) Regular b) Special - Residential c) Special - Commercial

Payment types accepted: a) Check* b) Online Payment** c) Cash

2) Proof of Ownership of the parcel(s) of the property seeking the variance(s).

3) Description of property(s).

4) Description of nature of variance(s) requested.

5) "Practical Difficulty" or "Unnecessary Hardship" Standards answered on a separate document (see attached for USE and AREA).

6) Site Plans, floor plans, elevations and other drawings on an 11x17 Engineering to-scale plan.

Scales accepted: 1"= 10';20';30';40';50' or 60'

7) Any other documents deemed necessary but the Zoning Inspector.

4. Applicant Certification

o The Plans and specifications relating to this request have been filed with the Director of Planning and Zoning and are incorporated with this application.

o The application fee, payable to the Village of Richfield, is contained within this application.

o The foregoing statements are considered part of testimony for this application and are true to the best of my knowledge and belief.

Signature _____

Date _____

5. Internal Use Only

BZA Meeting Date:: _____

Variance(s) Granted (Y/N): _____

Action and Report: _____

Facts and Findings Required (Y/N) _____

If Yes, Date of Meeting _____

Email completed documents to: zoning_department@richfieldvillageohio.org

*Check addressed to Village of Richfield

**Online payments are subject to a processing fee

-USE VARIANCE-

The "Unnecessary Hardship" Standards

On a separate page, please address each of the following items for a use variance request:

1. The variance requested stems from a condition, which is unique to the property at issue and not ordinarily found in the same zoning district;
2. The hardship condition is not created by actions of the applicant;
3. The granting of the variance will not adversely affect the rights of adjacent owners;
4. The granting of the variance will not adversely affect the public health, safety, or general welfare;
5. The variance will be consistent with the general spirit and intent of the zoning code;
6. The variance sought is the minimum which will afford relief to the applicant; and
7. There is no other economically viable use, which is permitted in the zoning district.

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-AREA VARIANCE-

The "Practical Difficulty" Standards

On a separate page, please address each of the following items for an area variance request:

1. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to the lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;
2. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
3. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structure;
4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment if the variance is granted;
5. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup, etc.;
6. Whether special conditions or circumstances exist as a result of actions of the owner;
7. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
8. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
9. Whether the granting of the variance requested will confer on the applicant a special privilege that is denied by these regulations to other lands, structures, or buildings in the same district.

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