APPLICATION FILING:

ZONING BOARD OF APPEALS

REQUIREMENTS:

Fee: $50.00 (Make check payable to the City of Avon Lake)

Nine (9) collated sets which include:

1) Completed application form

2) Completed Authorization for Access

3) Copy of the Building Department application, including all drawings, elevations, etc.

4) Written responses (please answer clearly and concisely) to:
   i) Factors Used to Determine Practical Difficulty of an Area Variance
   ii) **OR** Factors used to Determine Unnecessary Hardship of a Use Variance

   (You may use a separate sheet if you need more room to answer the questions.)

5) A layout diagram to scale of the property upon which the Application/Appeal is being made. This layout is to show a) location and dimensions of all existing buildings, proposed buildings, and proposed additions; b) distances between buildings and between buildings and property lines; c) driveway location and dimensions; d) lot dimensions. Note: The public sidewalk is not the property line.

ADDITIONAL INFORMATION THAT MAY BE SUBMITTED, BUT NOT REQUIRED:

1) Photographs of the property and the area affected by the variance

2) Signatures of neighbors stating they understand the request and have no objection

3) Examples of similar structures in the area

Application Form
City of Avon Lake --- Zoning Board of Appeals

Please note: APPLICANT MUST BE THE OWNER OF RECORD OF THE PROPERTY INVOLVED IN THIS REQUEST OR THE APPLICANT MUST SUBMIT WRITTEN AUTHORIZATION FROM THE LEGAL PROPERTY OWNER AT THE TIME APPLICATION IS SUBMITTED. APPLICANT/OWNER MUST APPEAR AT THE BOARD MEETING.

DATE: _____

APPLICANT

☐ Owner
☐ Agent
☐ Signed Purchase Agreement

Applicant's Name _____

Company Name: _____

Address: _____

Telephone: _____

Email address: _____

Property Owner's Name _____

Address: _____

Telephone: _____

Email Address: _____

LOCATION OF PROPERTY

Property Address: _____

Permanent Parcel Number: _____ Zoning District: _____

REQUEST

Code Section(s): _____

Specific Details of Variance Request: _____

_____

_____

_____

_____ _____

Signature of Applicant Date

OFFICE USE ONLY
Case Number: _____
Meeting Date: _____
Received: _____

AUTHORIZATION FOR PROPERTY ACCESS

By signing this application, I authorize members of the City's Zoning Department and Zoning Board of Appeals access to my property for the limited purposes of photographing and/or viewing the area affected by the variance requested in this application and verification of project dimensions.

Any dogs(s) on property? _____Yes _____ No

Please Print or Type:

Applicant / Agent Name: _____

Property Address_____

Permanent Parcel Number _____

Daytime Phone Number _____

Signature (Applicant or Agent) _____

FACTORS USED TO DETERMINE PRACTICAL DIFFICULTY OF AN AREA VARIANCE

A) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other 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:

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B) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance:

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C) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures:

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D) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance:

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E) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup:

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F) Whether the property owner purchased the property with knowledge of the zoning restrictions:

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G) Whether special conditions or circumstances exist as a result of actions of the owner:

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H) Whether the property owner's predicament feasibly can be obviated through some method other than a variance:

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I) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance:

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J) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulations to other lands, structures, or buildings in the same district:

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FACTORS USED TO DETERMINE UNNECESSARY HARDSHIP OF A USE VARIANCE

A) The property cannot be put to any economically viable use under any of the permitted uses in the Zoning District:

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B) The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district:

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C) The hardship condition is not created by actions of the applicant:

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D) The granting of the variance will not adversely affect the rights of adjacent property owners or residents:

E) The granting of the variance will not adversely affect the public health, safety or general welfare:

F) The variance will be consistent with the general spirit and intent of the Code

G) The variance sought is the minimum which will afford relief to the applicant:

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