

VP	APPLICATION FOR VARIANCE PETITION	City of Sharonville Department of Building, Zoning & Planning 10900 Reading Road Sharonville, OH 45241 (513) 563-0033 Phone (513) 563-0617 Fax
	1. APPLICANT:	2. PROPOSED VARIANCE REQUESTED:
DATE		
NAME		
FIRM		
ADDRESS		
CITY		
STATE/ZIP	FROM SECTION (S):	
TELEPHONE		
3. OWNER:	4. LOCATION OF PROPERTY	
NAME		
ADDRESS		
CITY		
STATE/ZIP		
TELEPHONE		

REASONS FOR GRANTING VARIANCES:

The Board of Zoning Appeals may authorize a variance from strict application of these regulations, by reasons of exceptional lot narrowness, shallowness, shape, topographic conditions or other extraordinary situation in order to relieve undue hardship. The variance shall not substantially impair the public good nor the intent of these regulations. No variance shall be granted unless the Board finds that the following conditions exist:

- (a) The granting of the variance shall be necessary to relieve hardship and preserve the applicant's right to the reasonable and legitimate use of his property; the request shall not be granted merely for the convenience of the applicant.
- (b) The requested variance shall not constitute a change in land use resulting in the establishment of a use not normally permitted in the applicable zoning district.
- (c) The special circumstances or conditions applying to the building or land in question are peculiar to such lot or property and do not generally apply to other land or buildings in the vicinity.
- (d) The special conditions or circumstances, which form a basis for the variance application shall not result from the actions of the applicant.
- (e) Nonconforming use of neighboring lands, structures or buildings in the same zoning district, and permitted or nonconforming use of lands, structures or buildings in other zoning districts shall not be considered grounds for the issuance of a variance.
- (f) The application for a variance shall not be based exclusively upon a desire to increase the value or income potential of the parcel of land or any structures or uses thereupon.

PROCEDURE ON VARIANCES:

Variations to the Board of Zoning Appeals may be taken by any person aggrieved. Such appeals shall be taken within thirty days from the decision by filing with the officer from whom the variance is taken and with the Board a variance petition specifying the grounds thereof. A filing fee shall accompany the variance petition for all requests other than those filed by churches, schools and governmental agencies pursuant to the following fee schedule: single family residents - \$75.00; all other zoning appeals - \$150.00. The officer from whom the variance is taken shall forthwith transmit to the Secretary of the Board all the papers constituting the record upon which the action was taken. The Secretary of the Board shall fix a reasonable time for the hearing of the variance, which hearing shall be held within sixty days of the filing of the variance petition, unless extended by agreement of the parties, given ten days' notice to the parties in interest, unless waived, and decide the same within a reasonable time after it is submitted. Upon the hearing, any party may appear in person or by attorney. *Any party adversely affected by a decision of the Board may, within thirty days after such decision, appeal to the Court of Common Pleas of Hamilton County, on the grounds that such decision was unreasonable or unlawful.*

By signing this variance application I hereby agree with the interpretation by the Building and Planning Department of the applicable zoning code and I understand the Reasons for Granting Variances and the Procedure on Variances as stated above. I further understand that the board may not consider any information submitted subsequent to the filing of this application.

Applicant Signature: _____ Date: _____
--

TOTAL FEE DUE _____

PAID _____

