

CITY OF LANCASTER

Application for Zoning Variance, Special Exception and Appeals

Per Section 1157.06 of the Zoning Code, a non-refundable fee of \$150.00 must accompany this application.

Application Number _____

Date _____

Type of Application (complete sections indicated):

_____ Use Variance (Section 1, 1A, 4 and 5)

_____ Area Variance (Section 1, 1B, 4 and 5)

_____ Special Exception (Section 2, 4 and 5)

_____ Appeal (Section 3, 4 and 5)

Property Address of Request _____

Lot _____ Subdivision _____ Parcel No. _____ Current Zoning _____ Overlay District _____

Property Owner _____ Phone Number _____

Name of Applicant _____ Phone Number _____

Address (if different from Owner) _____

SECTION 1 - VARIANCE/SPECIAL EXCEPTION REQUESTED:

TYPE (U, A or SE)

CODE SECTION

ITEM

REASON FOR REFUSAL

<u>TYPE (U, A or SE)</u>	<u>CODE SECTION</u>	<u>ITEM</u>	<u>REASON FOR REFUSAL</u>

(Attach additional sheets as needed)

SECTION 1A - GROUNDS FOR USE VARIANCE:

- a) Are there unique conditions concerning the property? _____

- b) State the claimed hardship in this case. _____

- c) Will this variance adversely affect the rights of adjacent property owners? _____
- d) Will this variance adversely affect the public health, safety, or general welfare? _____
- e) Is this variance consistent with the general spirit and intent of the Zoning Code? _____
- f) How is this variance the minimum that will provide relief? _____

- g) What other economically viable use of this property is permitted in the zoning district? _____

SECTION 1B – GROUNDS FOR AN AREA VARIANCE:

- a) What other beneficial use of the property is available under the current zoning? _____

- b) Is the requested variance a substantial change to the zoned use of the property? _____
- c) Will the variance alter the character of the neighborhood or cause harm to any neighboring property? _____
- d) Will the variance adversely affect the government services such as water, sewage, garbage, fire, or police? _____
- e) Was this zoning restriction in place at the time you purchased the property? _____
- f) Is there any other way to eliminate this need for a variance? _____
- g) Will this variance observe the intent of the zoning and provide substantial justice? _____

SECTION 2 – SPECIAL EXCEPTION REQUESTED:

Proposed Use _____

GROUNDINGS FOR SPECIAL EXCEPTION:

- a) Will this proposed use cause substantial harm to the public good ?. _____ If so, why _____
- b) Will this proposed use substantially alter the purpose and intent of the zoning district ? _____
- c) Is the proposed use compatible with the general character of the neighborhood? _____

SECTION 3 – APPEAL OF DECISION (To be filed within 10 days from determination):

Zoning or Building Application Number _____ Date Denied _____

State the error you believe was made by an Administrative Official _____

(Attach additional sheets as needed)

SECTION 4 – NOTICE OF PUBLIC HEARING

List the names, addresses, and telephone numbers of all property owners within and contiguous to and directly across the street from the parcel or parcels of property referenced by this application:

Name	Address	Telephone

(Attach additional sheets as needed)

SECTION 5 – CERTIFICATION:

I hereby certify that the foregoing statements are true and acknowledge that the approval of this application does not relieve me of my obligation to obtain all necessary permits from the City of Lancaster or State of Ohio.

Signature of Applicant _____ Date _____

TO BE COMPLETED BY THE BOARD OF ZONING APPEALS:

Advertisement Date _____ Meeting Date to Consider Request _____

Action of Board of Zoning Appeals Commission _____

Date _____

Signature _____