



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 _____

E-mail _____

Name of Applicant _____ Phone Number _____

E-mail _____

Address, City, State (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? _____

