

Fee Paid \$ _____

Case Number _____

**Board of Zoning Appeals
Van Buren, Ohio
APPLICATION FOR VARIANCE**

Please print

Owner's Name: _____

Address: _____

Phone: (home) _____ (business) _____

Address of Zoning Variance Request: _____

Zoning District: _____ Code Section(s): _____

Reason for Variance: _____

Fee for Variance is \$100

On a separate sheet, please address the following items: (A-H)

Codified Ordinances of the Village of Van Buren, and O.R.C. 713.06 et al.

- (1) Granting of a Variance. No variance from the strict application of the standards of this Ordinance shall be granted by the Board of Appeals unless and until the applicant demonstrates to the Board's satisfaction of all the following:
 - A. Conditions and circumstances: That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same districts.
 - B. Property Rights: That the literal interpretation of the provisions of this Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - C. Applicant Not disregarding code: That the special conditions and circumstances do not result from the actions of applicant to disregard or circumvent the code but are a result from applicant's good faith attempts to improve the property, neighborhood and community without substantially infringing on the language and intent of the code.
 - D. Harmony With Locality: That the variance requested shall not alter the essential character of the locality nor substantially or permanently impair the appropriate use or development of adjacent property.
 - E. Magnitude of Variance: Whether the variance is of non-substantial nature.
 - F. Alternatives: Whether the applicant's predicament feasibly can be obviated through some method other than a variance.
 - G. Substantial Justice: Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 - H. Plot Plan Required....showing the following. ***(8 copies)***
The actual shape, location and dimensions of the property involved. The shape, size and location of all buildings or other structures, either existing or to be erected, altered, moved or demolished, and of any building or other structures already on the property. Such other information concerning the property or adjoining property as is essential for determining the variance.

Accepted for the meeting of: _____

I, the undersigned do hereby certify all the above statements are true and correct to the best of my knowledge.

Owner's Signature: _____ Date: _____

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