

# VILLAGE OF CANAL WINCHESTER

36 SOUTH HIGH STREET  
CANAL WINCHESTER, OHIO 43110

PLANNING AND ZONING DEPARTMENT  
PH 614.837.7501 FAX 614.837.0145

## APPLICATION FOR VARIANCE

rev.5/15/2007

Property Owner's Name \_\_\_\_\_ Address \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Address \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
(if applicable)

Address of Subject Property \_\_\_\_\_

Current Zoning \_\_\_\_\_ Variance Request to Section \_\_\_\_\_

Requested Variance \_\_\_\_\_

Attach legal description and current (within 2 years) survey of the subject property and all supporting materials (see page 2) as required by Section 1147.02 (c). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

DO NOT WRITE BELOW THIS LINE

Date Received: \_\_\_ / \_\_\_ / \_\_\_\_\_ Fee: \$ \_\_\_\_\_ Historic District: \_\_\_ Yes \_\_\_ No  
Paid  Preservation Area: \_\_\_ Yes \_\_\_ No

Tracking No.: VA - \_\_\_\_\_

Application \_\_\_ No

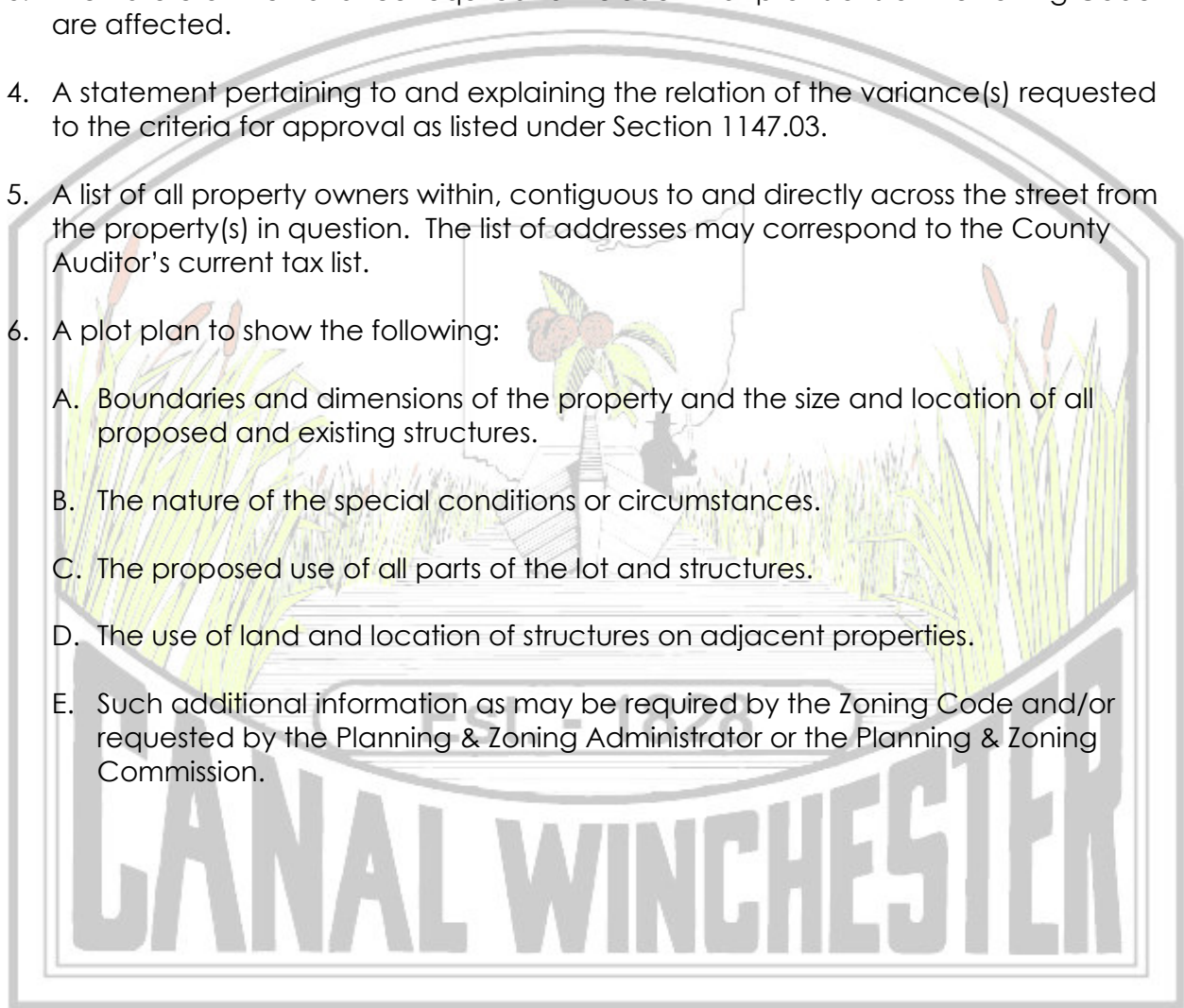
Approved: \_\_\_ Yes

Date of Public Hearing: \_\_\_ / \_\_\_ / \_\_\_\_\_

\_\_\_ Yes, with conditions

Section 1147.02 (c) Variance Application Requirements - Page 2

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).
2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.
3. The nature of the variance required to include what provisions of the Zoning Code are affected.
4. A statement pertaining to and explaining the relation of the variance(s) requested to the criteria for approval as listed under Section 1147.03.
5. A list of all property owners within, contiguous to and directly across the street from the property(s) in question. The list of addresses may correspond to the County Auditor's current tax list.
6. A plot plan to show the following:
  - A. Boundaries and dimensions of the property and the size and location of all proposed and existing structures.
  - B. The nature of the special conditions or circumstances.
  - C. The proposed use of all parts of the lot and structures.
  - D. The use of land and location of structures on adjacent properties.
  - E. Such additional information as may be required by the Zoning Code and/or requested by the Planning & Zoning Administrator or the Planning & Zoning Commission.



All relevant factors including but not limited to the following considerations shall be examined in the review, public hearing, and approval of an application for a variance:

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- (c) That the special conditions and circumstances do not result from the actions of the applicant.
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

