

APPLICATION FOR
ZONING VARIANCE REQUEST
ZONING BOARD OF APPEALS

(Please print in ink or type answers)

An **application fee of \$260.00** **must** accompany this application. Make checks payable to: Otisco Township. Please give all the requested information, and answer all questions to the best of your ability. Use additional sheets of paper if needed. **An incomplete application will be returned to the appellant and may delay the decision process for 30 days or more.** Return the complete application and fee to the address listed above.

Date: _____ Fee: **\$260.00** Ck #: _____ Cash: _____

Property Address: _____

Parcel Number: _____

Zone District: _____ (obtain from Zoning Administrator)

Legal Description of property: (may be found on the property survey)

Current Use of property: _____

Specify: residential, commercial, agricultural / farm, industrial, mixed use (specify), etc.

This request is for relief from the Zoning Ordinance, Section(s): _____

pertaining to: _____

(Ex. required building set-back, lot size, building dimensions, parking, sign dimensions)

Site Plan.

On the attached Site Plan Form, make a drawing of the property including at a minimum: the property dimensions, the “footprint” dimensions of all existing and proposed structures and additions, setback dimensions (in feet) of all existing structures and proposed structures and additions from the lot lines to the structure or addition. If applicable, show the location and dimensions of all on-site parking / loading spaces, sign dimensions, or other information to fully explain the request.

APPLICATION FOR ZONING VARIANCE REQUEST

Variance Justification:

Before the Zoning Board of Appeals can grant a variance, evidence must be presented that shows the property meets all of the Standards for Variances set forth in the Zoning Ordinance, Sections 1.670 - 1.672. Please read the following and answer each question to show that the property meets each standard:

Section 1.671. The zoning requirements cannot be met by an existing lot or the physical topography inhibits the lawful location of a structure or its accessories such as a garage, shed, etc.

1. Can the zoning requirements be met by the existing lot (property)? Yes ___ No ___
If "No", explain why: _____

2. Does the physical topography inhibit the lawful location of a structure or its accessories such as a garage, shed, etc.? Yes ___ No ___
If "Yes", explain why: _____

Section 1.672. The appellant must show that variance:

A. Will not be contrary to the public interest and it is not for a self-made hardship.

3. Explain why, if granted, the variance will not be contrary to the public interest and is not for a self-made hardship: _____

B. Will not cause a substantially adverse affect upon adjacent property values.

4. Explain why, if granted, the variance will not cause a substantially adverse affect upon adjacent property values: _____

C. Will relate only to the property under control of the appellant.

5. Will the variance, if granted, relate only to the property under control of the appellant?
Yes ___ No ___ Explain why: _____

APPLICATION FOR ZONING VARIANCE REQUEST

Variance Justification (continued)

D. Will not jeopardize the preservation of a substantial right, although the spirit of the ordinance shall be observed, public safety secured, and substantial justice be done.

6. Explain why, if granted, the variance will not jeopardize the preservation of a substantial right, while maintaining the spirit of the ordinance, keeps public safety secure, and allow substantial justice to be done: _____

E. Will not adversely affect or diminish the purpose of this ordinance.

7. Explain why, if granted, the variance will not adversely affect or diminish the purpose of this ordinance (see Sections 1.120 - 1.139 attached): _____

F. Will not increase the hazard of fire, flood, or similar dangers.

8. Explain why, if granted, the variance will not increase the hazard of fire, flood, or similar dangers: _____

G. Will not increase traffic congestion.

9. Explain why, if granted, the variance will not increase traffic congestion: _____

H. Will not produce nuisance conditions to occupants or nearby premises, whether by reason of dust, noise, fumes, odor, vibrations, smoke or lights.

10. Explain why, if granted, the variance will not produce nuisance conditions to occupants or nearby premises, whether by reason of dust, noise, fumes, odor, vibrations, smoke, or lights: _____

APPLICATION FOR ZONING VARIANCE REQUEST

Variance Justification (continued)

- I. Will not otherwise impair public health, safety, comfort, or general welfare of the residents of the township.

- 11. Explain why, if granted, the variance will not impair public health, safety, comfort, or general welfare of the residents of the township: _____

Affidavit.

The undersigned affirms that he / she is the property owner, authorized agent for the owner, lessee, or other authorized person to act on behalf of the owner. Further, that all the information, answers and statements contained herein are true and accurate to the best of his / her knowledge and belief; that it is understood if a variance is granted or other decisions are favorable to the undersigned upon the appeal, the said decision does not relieve the applicant from compliance with all other Township Ordinances. Finally, that the undersigned agrees to pay the Township's expenses for review of the application and any other expenses stated in the resolution of 4-10-2001 establishing fees for reimbursable expenses (copy available upon request).

Applicant Signature	Date
Property Owner Signature <small>(if same as applicant, write "Same as applicant")</small>	Date

Applicant Information.

Name: _____ Daytime Phone: () _____
Fax: () _____
Mailing Address: _____
City: _____ State: _____ Zip: _____

Property Owner Information. (if same as applicant, write "Same as applicant")

Name: _____ Daytime Phone: () _____
Fax: () _____
Mailing Address: _____
City: _____ State: _____ Zip: _____

ZONING VARIANCE REQUEST

TOWNSHIP OFFICE USE ONLY

Notice of Public Hearing published: _____

Notice of Public Hearing mailed to area property owners: _____

Date of Public Hearing: _____

Board of Zoning Appeals action notice: Approved: _____ Denied: _____

Signature of Zoning Administrator (or other official)