

Madison Township Board of Zoning Appeals
Application for Area Variance
Licking County, Ohio

In accordance with the provisions of the Zoning Resolution of Madison Township, Licking County, Ohio, I hereby apply to the Madison Township Board of Zoning Appeals for a Area Variance of the Zoning Resolution applicable to the subject property.

Name of Applicant: _____

Mailing Address: _____

Phone Number: (home) _____ (other) _____

If you are not the property owner, state your interest: _____

Location Description:

Address of Property _____

Subdivision Name _____

(If not in a platted subdivision attach a legal description of the property or a copy of the deed)

Existing zoning designation of the subject property: _____

Existing use of the subject property: _____

Purpose or reason for the area variance: _____

(additional pages may be attached)

This variance application involves the following modifications of the Madison Township Zoning Resolution:

Article(s) _____

The "Area" variance is granted only upon finding of "Practical Difficulties". Practical difficulties exist whenever an area zoning requirement unreasonably deprives the property owner of a permitted use of the property.

The "Area" variance is a simple request for less restrictive zoning requirement related to height, lot area, lot width, yard setbacks, dwelling bulk & etc. Generally, it is the changing of a required area or size for a smaller area or size.

The "Area" variance is an application for a deviation from the required area or size in the subject zoning district.

While the "practical difficulties" present special consideration, they may not be treated by public officials as the applicant's "request for favors".

Application for Area Variance

In order for a variance to be granted, **the applicant must prove "Practical Difficulties"** to the Board of Zoning Appeals. Please address the following questions in the space provided or on a separate page.

1. Whether the property in question will yield a reasonable return or whether there can be beneficial use of the property without the variance.

2. Whether the variance is substantial.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

4. Whether the variance would adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with the knowledge of zoning restrictions.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Attachments and additional information required:

Plans drawn to scale, preferably 8 ½ inches by 11 inches but no larger than 11 inches by 17 inches, must accompany this application showing dimensions and shape of lot, the size and locations of existing structures, the locations and dimensions of proposed alterations or new structures, and any natural or topographic peculiarities of the subject property.

Provide a list of all adjoining property owners with their complete names and mailing addresses in accordance with the Licking County Auditor's current tax list. Typed or legible handwriting on form provided. This includes adjoining property owners on all sides, including across the road or street from the property and right-of-ways that may have be provided to individuals.

If the applicant is not the property owner, a letter from the property owners must be included with the property owners approval of the Area Variance.

Application for Area Variance

PLEASE NOTE: Failure to accurately complete the above may result in return of the variance application for completion or denial of the area variance.

A non-refundable application fee of \$____.00 is required to help cover costs of the variance. Payment is preferred by check payable to Madison Township.

Submittal of this application does not imply nor guarantee approval by the Madison Township Board of Zoning Appeals. Approval or denial of any application is at the sole discretion of the Madison Township Board of Zoning Appeals. It is recommended that the applicant or a representative for the applicant be present at the scheduled public hearing(s).

I certify that the information contained in this application and its supporting documents are true and correct.

Applicant(s) Signature

Date

APPLICATION FOR AREA VARIANCE

List all adjoining property owners with their complete names and mailing addresses. This includes adjoining property owners on all sides, including across the road or street from the property and right-of-ways that may have been provided to individuals.

PLEASE NOTE: Failure to accurately list all adjoining property owners may result in the return of the variance application for completion or denial of the variance.

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

Attach additional pages if needed.

When complete, please return to:

Roy Whisner, Madison Township Zoning Inspector
Phone: 740-618-3820
Email: madisonzoning@gmail.com