

(B) *Notice of public hearing in newspaper.* Before holding the public hearing required in division (A) above, notice of such hearing shall be given in one or more newspapers of general circulation of the village at least ten days before the date of the hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed appeal or variance.

(C) *Notice to parties in interest.* Before holding the public hearing required in division (A) above, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals, by first class mail, at least ten days before the day of the hearing to all parties in interest including adjoining landowners. The notice shall contain the same information as required of notices published in newspapers as specified in division (B) above.

(Ord. 509, passed 7-2-62)

§ 152.265 ACTION BY BOARD OF ZONING APPEALS.

Within 30 days after the public hearing required in § 152.264, the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in § 152.263, or disapprove the request for appeal or variance. The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building, or structure. Appeals from Board decisions shall be made in the manner specified in § 152.258.

(Ord. 509, passed 7-2-62)

AMENDMENT PROCEDURES

§ 152.280 GENERAL PROVISIONS.

(A) This chapter may be amended utilizing the procedures specified in this subchapter.

(B) Whenever the public necessity, convenience, general welfare, or good zoning practices require, Village Council may by ordinance after receipt of recommendation thereon from the Planning Commission, and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and boundaries or classification of property.

(Ord. 509, passed 7-2-62; Am. Ord. O-2012-37, passed 9-25-12; Am. Ord. O-2014-10, passed 1-28-14)

§ 152.281 INITIATION OF ZONING AMENDMENT.

Amendments to this chapter may be initiated in one of the following ways:

(A) By adoption of a motion by the Planning Commission;

(B) By adoption of a resolution by Village Council;

(C) By the filing of an application by at least one owner or lessee of property within the area proposed to be changed or affected by the amendment.