

**BERKSHIRE TOWNSHIP ZONING OFFICE**

1454 Rome Corners Road

Galena, Ohio 43021

740-965-2992, Ext. 1

[Berkshire.zoning@gmail.com](mailto:Berkshire.zoning@gmail.com)

[www.berkshiretp.org](http://www.berkshiretp.org)

Application # _____
Date received _____
Township Fee \$ _____
Make Check Payable to Berkshire Township

**Application for a Variance from Berkshire Township Zoning Resolution**

Name of applicant \_\_\_\_\_ Contact name \_\_\_\_\_

Address of applicant \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact Phone \_\_\_\_\_ Email \_\_\_\_\_

Name of Property owner \_\_\_\_\_

Address of property owner \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Location/address of property \_\_\_\_\_

Parcel number(s) \_\_\_\_\_

Current zoning \_\_\_\_\_ Current use \_\_\_\_\_ Total acres \_\_\_\_\_

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**Submittal Requirements. The following must be submitted *with the correct application fee*:**

See Berkshire Township Zoning Fees sheet online at <http://www.berkshiretp.org/berkshire-township-zoning-laws.html>) for complete fee list. Make check payable to Berkshire Township.

1. Applicant shall include a complete legal description and survey of the property.
2. A list of the names and addresses of all property owners, as appearing on the County Auditor’s current tax list, who are within, contiguous to, directly across the street from, and within 200 feet of the perimeter boundaries of the property.
3. Description of variance being requested, including the **APPLICABLE SECTION NUMBER(S) OF THE BERKSHIRE TOWNSHIP ZONING RESOLUTION.** Attach additional pages if needed.

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4. Any other supporting documentation regarding this application.

**Applicant is required at time of application to supply seven (7) completed application forms** signed by the applicant and property owner(s) or a power of attorney **and seven (7) copies of all documentation submitted with application.**

In considering an application for a variance, the Board of Zoning Appeals shall observe the spirit of this resolution and weigh the competing interests of the applicant and the community. The factors to be considered and weighed in determining whether an applicant has encountered practical difficulties include, but are **NOT LIMITED** to the following: **(Article28, Section 28.04(B))**

1. Whether the property in question will yield a reasonable return or whether there can be any 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 or the comprehensive plan for the community would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of government services.
5. Whether the property owner purchased the property with the knowledge of the zoning restriction.
6. Whether the owner`s predicament feasibly can be obviated through some method other than a variance: and
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Applicant and property owner(s) certifies that all information contained herein is true and accurate and is submitted to induce the issuance of the requested variance. Applicant agrees to be bound by the provisions of the zoning resolution of Berkshire Township, Delaware County, Ohio.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Property owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE:** The initial application fee covers **ONE** Zoning Appeals hearing. If additional hearings are requested by the applicant, additional fees will be charged in accordance with the adopted fee schedule and are payable before the next hearing will be scheduled.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_