

WESTFIELD TOWNSHIP ZONING

APPLICATION FOR USE VARIANCE

INCOMPLETE APPLICATIONS AND APPLICATIONS WITHOUT FULL PAYMENT WILL NOT BE ACCEPTED AND MAY RESULT IN A DELAY IN THE PROCESSING OF THE APPLICATION.

Name of Applicant _____

Mailing Address _____

Phone Number _____ Business _____

Cell Phone Number _____ Fax Number _____

Address of Property Requesting the Variance _____

Permanent Parcel Number _____ Township Zoning District _____

Tax Map Address Slip

Property Size in Acres _____ Aerial Photo of Property

Drawing of Property showing dimensions

Please attach Name & Address of Property Owners Adjacent to and Across the Street from Variance Location. The above requirements are available from Medina County Tax Map Office or online at www.highwayengineer.co.medina.oh.us. Please note it is the responsibility of the applicant to supply correct/current tax mailing addresses for all contiguous property owners

Existing Use _____

Description of Use Variance including Section No. of the Zoning Resolution _____

Supporting Information (as applicable)

Provide plans showing location of existing buildings, parking and loading areas, traffic access and circulation drives, and any other accessory structures on this property. Then show location, area, height, setbacks, yard, or other dimensional requirements of the district and any other information to assist this application.

NOTE: Nine (9) copies of the application and supporting information are required.

Applicant _____

Date _____

Applicant has been given a copy of the Use Variance Standards and Rules of Procedure of the Board of Zoning Appeals.

Revised 7/09

Use Variance - Standard: Unnecessary Hardship - allows a use not expressly or impliedly permitted by zoning code to be established.

As long as property can be put into a use, there is no basis for granting a use variance. (i.e. residential, commercial, etc.) Also, use variance only applies to parcel in question, adjoining parcels are not to be considered.

Variance once issued runs with the land, not the owner. So put conditions i.e. can have a pool/pond, and pool house/shed only. Not other buildings, etc.

Owner, unless granted a variance, will be unable to use the property for the purposes for which it is zoned.

As long as economically viable alternatives are available does not in itself establish an economic hardship.

Use Variance
Official Use Only

1. Date Filed _____
2. Application Fee Paid \$ _____
3. Fee Receipt Number _____
4. Date of Notice to Parties in Interest _____
5. Date of Notice in Newspaper _____
6. Date of Public Hearing _____
7. Date of Board Decision _____
8. Decision of Board _____
9. If Approved, supporting reasons _____

10. If Denied, reason for denial _____

11. B.Z.A. Secretary _____ Date _____
12. B.Z.A. Chairman _____ Date _____