

**APPLICATION FOR VARIANCE REQUEST**

**City of Orrville, Ohio**

**207 North Main Street**

**Orrville, OH 44667**

**Phone: 330-684-5000**

**\$75.00 Filing Fee**

Deadline \_\_\_\_\_ for Meeting \_\_\_\_\_

Date of receipt: \_\_\_\_\_

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

Paid \_\_\_\_\_

Street Address: \_\_\_\_\_ Lot No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Owner: \_\_\_\_\_

Petitioner (if different) : \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

**1116.01 (A) Variance Purpose --**

The variance process is intended to provide limited relief from the requirements of this Zoning Code in those cases where strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Zoning Code. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this Zoning Code may impose of property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

**DESCRIPTION OF THE PROPERTY**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF THE NATURE OF THE VARIANCE REQUEST**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**A NARRATIVE STATEMENT DEMONSTRATING THE COMPATIBILITY OF THE VARIANCE WITH NEIGHBORING PROPERTIES IS REQUIRED**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(use additional paper if necessary)

**INCLUDE WITH YOUR APPLICATION A SITE PLAN** indicating the location of all buildings, parking and loading areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and/or such other information necessary to properly evaluate the request.

The following criteria shall be used to review all applications for variances:

1. No nonconforming use of neighboring lands, structures, or buildings in the same district or nonconforming use of lands, structures, or buildings in other districts shall be considered the sole grounds for granting a variance.
2. The BZA shall not grant a variance as authorized in this Zoning Code unless it can determine that there are practical difficulties encountered by the applicant in complying with the Zoning Code, Ordinances, regulations, measures and orders of administrative officials or agencies governing zoning. This evaluation shall include, but is not limited to, the following criteria:
  - Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district.
  - Literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Code.
  - The special conditions and circumstances do not result from the actions of the applicant.
  - There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district or neighborhood.
  - Granting the variance would be in harmony with the general purpose and intent of this Zoning Code and would not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  - Whether the problem can feasibly be addressed through some method other than variance.
  - The requested variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
3. No single factor listed above shall control, and not all factors shall be applicable in each case. Each case shall be determined on its own facts.

YOU ARE REQUIRED TO PROVIDE the name and mailing address of **ALL** ABUTTING PROPERTY OWNERS (beside, behind, and across the street). The names can be obtained from the Wayne County Auditor’s webpage. Attach an additional sheet if necessary.

NAME	ADDRESS
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____

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