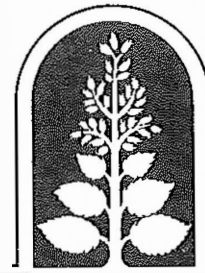


VILLAGE OF RICHFIELD

Crossroads of Community and Commerce



4410 W. Streetsboro Road, Richfield, Ohio 44286
330-659-9201 x 6

BOARD OF ZONING APPEALS APPLICATION

TYPE (please circle):

Area Variance

Use Variance

Interpretation

Appeal

Case No. _____

Date Filed: _____

Applicant's name filing request: _____

Address: _____

Phone: _____

Property Owners name, address, phone number if different from above:

Address of property under consideration: _____

Proposed use of property: _____

Current zoning classification of property: _____

Date of Zoning Inspector's decision: _____

Section (s) of the Code being appealed: _____

The relief requested from the above Code is as follows:

On a separate page, please address each of the following items for an area variance request:

- 1) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to the lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;
- 2) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- 3) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structure;
- 4) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment if the variance is granted;
- 5) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup, etc.;
- 6) Whether special conditions or circumstances exist as a result of actions of the owner;
- 7) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- 8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
- 9) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or buildings in the same district.

On a separate page, please address each of the following items for a use variance request:

- 1) The variance requested stems from a condition, which is unique to the property at issue and not ordinarily found in the same zoning district;
- 2) The hardship condition is not created by actions of the applicant;
- 3) The granting of the variance will not adversely affect the rights of adjacent owners;
- 4) The granting of the variance will not adversely affect the public health, safety, or general welfare;
- 5) The variance will be consistent with the general spirit and intent of the zoning code;
- 6) The variance sought is the minimum which will afford relief to the applicant; and
- 7) There is no other economically viable use, which is permitted in the zoning district.

PLEASE CONFIRM THE FOLLOWING ITEMS FOR THIS APPLICATION

- The Plans and specifications relating to this request have been filed with the Director of Planning and Zoning and are incorporated with this application.
- The application fee, payable to the Village of Richfield, is contained with this application.
- The foregoing statements are considered part of testimony for this application and are true to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE, IF NOT APPLICANT

DATE