

**APPLICATION FOR ZONING VARIANCE
BOARD OF ZONING APPEALS**

**FEE - \$225.00 - NON-REFUNDABLE
TYPE OR PRINT - BLACK INK ONLY**

Assign Township Application # _____ Date Application Filed _____

1) Name of Applicant: _____

2) Address of Applicant: _____

3) Phone Number: Residence _____ Business _____

4) Name of Owner: _____

5) Address of Owner: _____

6) Phone Number: Residence _____ Business _____

7) Explain the relationship between applicant and the real property owner, if different persons:

8) Location of property for which variance requested (address, allotment name, lot number).

9) Present Zoning of the property: _____

10) Nature of Variance requested and specific Section of Zoning Resolution sought to be varied from:

11) Sketch of the property with boundaries, roads and structures shown with dimensions and attached to the application. NOTE: The Copley Township Board of Zoning Appeals has the right to ask for additional detail, if in its sole judgment, these are needed to consider this request.

12) Please explain the practical difficulties or unnecessary hardship which justify this application for a Variance.

13) How will the granting of the Variance affect the immediate neighborhood and community in general:

14) List all contiguous property owners (name, address, city and zip code):

Date: _____ Print Name: _____

Signature of Applicant: _____

Signature of Owner: _____

****** FOR TOWNSHIP USE ******

15) Name of Township official receiving application: _____

Date and time received: _____ Fee Received: _____

16) Date hearing advertised: _____

17) Vote and decision of the Board: _____
(include date of meeting if different from initial hearing)

18) Means to communicate Board's decision if applicant and/or owner not present at date and time of decision.

Date certified U.S. mail sent out: _____

Address sent to: _____

19) Date report forwarded to Trustee's:

20) Signature of official filling out Items 10 thru 14: _____

ZONING CERTIFICATE APPLICATION REQUEST FORM REV. 05/07/04

**IMPORTANT: ALL SETBACKS ARE TO THE NEW CONSTRUCTION ONLY!
ALL INFORMATION MUST BE ON THIS FORM AS WELL AS ON THE PLOT
DRAWING.**

DECKS - ADDITIONS - GARAGES (ACCESSORY USES) PLEASE PRINT LEGIBLY

1) PROPERTY LOCATION: _____

2) LANDOWNER: _____

3) LANDOWNER'S ADDRESS: _____

4) OCCUPANT: _____

5) WHAT IS BEING BUILT: _____

6) IDENTIFY NORTH, SOUTH, EAST & WEST **(ON PLOT DRAWING ONLY)**

7) MAIN ROAD FRONTAGE: _____

8) DEPTH OF LOT FROM ROAD RIGHT-OF-WAY: _____

9) SETBACK FROM ROAD RIGHT-OF-WAY: _____

10) DIMENSIONS OF WHAT IS BEING BUILT: WIDTH _____ DEPTH _____

11) BOTH SIDE YARD SETBACKS: DIRECTION _____ SETBACK _____
DIRECTION _____ SETBACK _____

12) REAR YARD SETBACK: _____

13) OVERALL HEIGHT OF WHAT IS BEING CONSTRUCTED: _____

14) SQUARE FOOTAGE OF WHAT IS BEING CONSTRUCTED: _____

15) NAME OF CONTRACTOR: _____

CONTACT NAME: _____

16) CONTRACTOR'S PHONE NUMBER: _____

17) CONTRACTOR'S MAILING ADDRESS: _____

18) COST OF CONSTRUCTION: \$ _____

19) IS THERE A STREAM ON OR NEAR THE PROPERTY: _____

20) IF YOU ANSWERED YES TO #19, HOW CLOSE WILL THE PROPOSED PROJECT BE FROM THE STREAM: _____

21) IF A STREAM EXISTS, PLEASE ANSWER THE FOLLOWING QUESTIONS:

A) ARE THERE WETLANDS ON THE PROPERTY: _____

B) IF YES, HOW CLOSE WILL THE PROPOSED PROJECT BE FROM THE WETLANDS: _____

C) HAS A WETLANDS DELINEATION BEEN COMPLETED:

D) ARE THERE STEEP SLOPES (E.G. RAVINES) ON THE PROPERTY: _____

E) IF YES, HOW CLOSE WILL THE PROPOSED PROJECT BE TO THE TOP OR BOTTOM OF THE SLOPE: _____

F) HOW EXTENSIVE ARE THE FLOODPLAINS ON THE PROPERTY:

G) IS THE PROPOSED PROJECT WITHIN OR NEAR THE 100-YEAR FLOODPLAIN: _____

ONCE A COMPLETE APPLICATION IS SUBMITTED, IT CAN TAKE UP TO THIRTY (30) DAYS FOR A ZONING CERTIFICATE TO BE ISSUED.

ONCE THE ZONING CERTIFICATE IS ISSUED, THE ZONING DEPARTMENT WILL CALL THE CONTACT PERSON SO THE CERTIFICATE CAN BE SIGNED AND PAID FOR.

THANK YOU.

DATE RECEIVED IN ZONING DEPT. _____

certappl

STANDARDS FOR CONSIDERATION OF PRACTICAL DIFFICULTY FOR AN AREA VARIANCE:

- 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 would suffer a substantial detriment as a result of the variance;
- 4) Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- 5) Whether the applicant purchased the property with knowledge of the zoning restriction ;
- 6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

STANDARDS FOR CONSIDERATION OF A USE VARIANCE:

- 1) A substantial and unnecessary injustice;
- 2) That the application of the terms of the Zoning Resolution completely deprives the owner of all beneficial use of the land, or renders it virtually without value; or
- 3) That there is unreasonableness within the Zoning Resolution itself.