



COPLEY TOWNSHIP
Board of Zoning Appeals
VARIANCE APPLICATION

\$500 NON-REFUNDABLE FEE DUE UPON SUBMITTAL

Address/Parcel of Seeking Variance(s): _____

Landowner: _____

Applicant: _____

Address of Applicant: _____

Email of Applicant: _____

Telephone of Applicant: _____

Present Zoning of the Property: _____

Section of Code Seeking Variance(s): _____

- If Applicable, include Summit County Health Approval for the Onsite Septic
- Attach Drawing and/or Site Plan Showing Proposed Project

Please Explain the Practical Difficulties or Unnecessary Hardship that Justifies this Application:

How Would the Granting of a Variance(s) Affect the Immediate Neighborhood and Community In General?

List All Contiguous and Adjacent Property Owners (names, address, city and zip code):

_____	_____
_____	_____
_____	_____

Owner's Signature: _____ Date: _____

Print Name: _____

Applicant's Signature: _____ Date: _____

Print Name: _____

Duncan v. Middlefield – Standards of Practical Difficulty or Unnecessary Hardships

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 requirements would be observed and substantial justice done by granting the variance.

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.

*****TOWNSHIP USE ONLY*****

Township Official Receiving Application: _____

Date Received: _____ Fee Received: _____