SHAWNEE TOWNSHIP, LIMA (ALLEN CO.), OHIO
BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

SHAWNEE TOWNSHIP ADMINISTRATION BUILDING, 2530 FT. AMAND RD., LIMA, OHIO 45804

APPLICANT NAME:_____ **DATE SUBMITTED:**_____

APPLICANT ADDRESS:_____ **CITY / STATE/ ZIP CODE:**_____

E-MAIL ADDRESS: _____ **PHONE No.**_____

LOT OWNER NAME:_____

LOT OWNER ADDRESS (INCLUDE CITY/STATE/ZIP CODE):_____

E-MAIL ADDRESS: _____ **PHONE No.** _____

CONTRACTOR: _____ **DBA:**_____

CONTRACTOR IDENTIFICATION NO._____ **PHONE No.**_____

CONTRACTOR ADDRESS (INCLUDE CITY/STATE/ZIP CODE);_____

CONTRACTOR E-MAIL ADDRESS:_____

ADREESS OF VARIANCE CONSIDERATION: _____ **CITY / STATE / ZIP CODE:** _____

PARCEL NUMBER : _____ **(AS INDICATED FROM THE ALLEN CO. AUDITORS OFFICE)**

LOT NUMBER:_____ **NEIGHBORHOOD:**_____

ZONED AS:_____ **PLATTED SUB-DIVISION:**_____

EXISTING USE IS:_____

PROPOSED USE OF LAND:_____

_____

WHAT TYPE OF LOT IS THIS? (RETANGLE, SQUARE, CORNER, FLAG, OTHER?_____

LIST ALL STREETS TO FRONT, SIDE OR REAR AREA OF THE PROPOSED VARIANCE:_____

_____

PLEASE LIST BELOW THE ARTICLE(S) AND SUB SECTION FROM THE SHAWNEE TOWNSHIP ZONING RESOLUTION THAT YOU ARE REQUESTING A VARIANCE CONSIDERATION. IN ADDITION, THE BELOW QUESTIONS ARE REQUIRED TO BE REVIEWED BY THE APPLICANT AND INFORMATION / RESPONSE PROVIDED FOR EACH SECTION.

ARTICLE:_____**SUB SECTION:**_____**OF THE SHAWNEE TOWNSHIP ZONING TEXT STATES:**

REASON FOR VARIANCE:

PER ARTICLE 704.6 –THE FOLLOWING NARRATIVE STATEMENTS ESTABLISHING AND SUBSTAINTIATING THAT THE VARIANCE CONFORMS TO THE FOLLOWING STANDARDS. IS REQUIRED TO BE COMPLETED BY APPLICANT OR AGENT. FAILURE TO DO SO, SHALL WARRANT REJECTION OF APPLICATION. ATTACH ADDITIONAL SHEETS OF PAPER WITH RESPONSES AS NECESSARY.

THE GRANTING OF THE VARIANCE SHALL BE IN ACCORD WITH THE GENERAL PURPOSE AND INTENT OF THE REGUALTIONS IMPOSED BY THIS RESOLUTION ON THE DISTRICT IN WHICH IT IS LOCATED, AND SHALL NOT BE INJURIOUS TO THE AREA OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE.

THE GRANTING OF THE VARIANCE WILL NOT PERMIT THE ESTABLISHMENT OF ANY USE WHICH IS NOT OTHERWISE PERMITTED IN THE DISTRICT.

THERE MUST EXIST "SPECIAL CIRCUMSTANCES" OR "CONDITIONS", FULLY DESCRIBED IN THE FINDINGS, APPLICABLE TO THE LAND OR BUILDINGS FOR WHICH THE VARIANCE IS SOUGHT, WHICH ARE PECULIAR TO SUCH LAND OR BUILDINGS AND DOES NOT APPLY GENERALLY TO LAND OR BUILDINGS IN THE AREA, AND WHICH ARE SUCH THAT THE STRICT APPLICATION OF THE PROVISIONS OF THIS RESOLUTION WOULD DEPRIVE THE APPLICANT REASONABLE USE OF SUCH LAND OR BUILDING.

THE GRANTING OF THE VARIANCE IS NECESSARY FOR THE REASONABLE USE OF THE LAND OR BUILDING, AND THE VARIANCE AS GRANTED IS THE MINIMUM VARIANCE THAT WOULD ACCOMPLISH THIS PURPOSE.

THE PROPOSED VARIANCE WILL NOT IMPARE AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, SUBSTAINTUALLY INCREASE CONGESTION IN THE PUBLIC STREETS, INCREASE THE DANGER OF FIRE, ENDANGER THE PUBLIC SAFETY, OR SUBSTAINTIALLY DIMINISH OR IMPARE PROPERTY VALUES OF THE ADJACENET AREA.

THE GRANTING OF THE VARIANCE REQURESTED WILL NOT CONFER ON THE APLICANT ANY SPECIAL PRIVLEDGE THAT IS DENIED BY THIS REGULATION TO OTHER LANDS, STRUCTURES OR BUILDINGS WITHIN THE SAME DISTRICT.

THE PROPOSED USE IS OF SUCH A NATURE, AND DESIGNED TO BE CONSTRUCTED, OPERATED, AND MAINTAINED IN SUCH A MANNER, SO AS TO BE HARMONIOUS AND APPROPRIATE WITH THE EXISTING OR INTENDED CHARACTER OF THE GENERAL VICINITY AND THAT SUCH USE WILL NOT CHANGE THE ESSENTIAL CHARACTER OF THE SAME AREA.

THE PROPOSED USE WILL NOT BE FOR ANY BUSINESS OR COMMERCIAL OR "FOR PROFIT" ACTIVITIES AND SHALL CONFORM TO HOME OCCUPATION REGUALTIONS AS OUTLINED IN THE SHAWNEE TOWNSHIP ZONING RESOLUTION.

THE PROPOSED USE WILL NOT BE HAZARDOUS OR DISTURBING TO EXISTING OR FUTURE NEIGHBORHOOD USES.

THE PROPOSED USE WILL NOT INVOLVE USES, ACTIVITIES, PROCESSES, MATERIALS, EQUIPMENT OR CONDITIONS OF OPERATION THAT WILL BE DETRIMENTAL TO ANY PERSONS, PROPERTY, OR GENERAL WELFARE BY REASON OF EXCESSIVE PRODUCTION OF TRAFFIC, NOISE, SMOKE, FUMES, GLARE OR ODORS.

THE PROPOSED USE WILL HAVE VEHICULAR APPROACHES TO THE PROPERTY WHICH ARE SO DESIGNED AS TO NOT TO CREATE AN INERFERENCE WITH TRAFFIC ON SURROUNDING PUBLIC THOROUGHFARES.

THE PROPOSED USE WILL BE CONSISTENT WITH THE OBJECTIVES OF THIS ZONING RESOLUTION AND THE SHAWNEE TOWNSHIP COMPREHENSIVE PLAN.

WHAT ALTERNATE WAYS OR MEANS HAVE I ACCOMPLISHED TO AVOID THIS VARAINCE?

WHAT DIFFICULTIES HAVE YOU ENCOUNTERED TO ATTEMPT TO JUSTIFY THE GRANTING OF THIS VARIANCE REQUEST?

LIST ALL PROPERTY OWNERS NAMES AND COMPLETE ADDRESSES FOR NOTIFICATION- LIVING FRONT, SIDE, REAR, AND CONTINGIOUS TO YOUR RESIDENCE:

SITE PLAN REQUIREMENT:

IF THE VARIANCE IS CONCERNING LAND USE, ROAD RIGHT OF WAY OR SET BACK ISSUES FROM ROADWAY OR PROPERTY LINES OR IF REQUIRED BY THE ZONING AUTHORITY A DETAILED SITE PLAN SHALL BE SUBMITTED. SITE PLANS SHALL BE COMPUTER OR PROFESSIONALLY DESIGNED AND "HAND DRAWINGS" WILL NOT BE ACCEPTED.

1. The Site Plan must show the following:
   - ☐ A North arrow and scale.
   - ☐ Proposed new building / structures / additions (all length and width dimensions).
   - ☐ Indicate all existing structures and dimensions of those structures on site plan.
   - ☐ Driveway and road access locations (existing and / or proposed).
   - ☐ All setbacks clearly indicated (Front, Side Yards and Rear Property Line Measurements to Proposed Structure); Any Easements Identified, 2
   - ☐ Copy of Deed
   - ☐ Any Existing Deed Restrictions, HOA Rules & Regulations, or Neighborhood Covenants must be attached.
   - ☐ All roadways front, side or rear areas of the impacted variance location to include (Street Width)
   - ☐ Indicate the location of any Lakes, Ponds, Wetlands, Ravines, or Other Unusual Topography on the site.
   - ☐ Floodplain and Flood Hazard Area must be clearly indicated on all lots containing applicable watercourses.
   - ☐ One-(1) Copy of the building / construction plans showing major details of the construction site, buildings, driveways, access points, length, width, and height of structures, and setback distances from all property lines.

2. Right to Inspection–The Shawnee Township Zoning Inspector, Board of Trustees and Members of the Zoning Board of Appeals Members are required to conduct one or more site inspections of the proposed construction site as part of the variance process. This at times entails a review of the proposed site plan, photographs, measurements, interviewing the petitioner for the variance, and adjacent property owners. The owner of the land will need to authorize the Zoning Inspector, Board of Township Trustee Members, and Zoning Board of Appeals Members access onto the land for the purpose of siteinspection.

I,_____land owner, or landowner legal representative of the parcel located at _____, Lima, Allen County, Ohio, do Hereby Authorize and Grant Permission for Shawnee Township Officials (Zoning Inspector, Board of Township Trustees, and Board of Zoning Appeals Members) to access my property during routine business hours for the purpose of reviewing and verifying the site plan and variance information provided in consideration of my variance request:

_____ Date:_____

Signature of Property Owner or Legal Representative on Behalf of Land Owner (CAN NOT BE CONTRACTOR – MUST BE PERSON AUTHORIZED TO GIVE LEGAL CONSENT)

3. After the application has been submitted, a date will be set by the Board of Zoning Appeals to hear your case. As applicant and petitioner for this variance, you or your legal representative will be required to attend this hearing at the date, time, and location as set by the Board of Zoning Appeals Chairperson. You will need to present your case to the Board for consideration. Any witnesses, documents, or other relevant information is encouraged to be presented during the hearing. Cases are routinely held during the weekday in the evenings hours. Notices of your variance request will be sent to adjoining property owners by US Mail approximately 10 days prior to hearing date. Notice will also be posted one-(1) time in the legal section of the Lima Newspaper. The hearing by the Board of Zoning Appeals is held in the Shawnee Township Building, 2530 Ft. Amanda Road, Lima, Ohio (unless noted otherwise). All persons within the community either for or against your variance are free to attend this open and public hearing.

4. The fee for the variance is required to be paid, PRIOR to the date and time of the hearing, a minimum of (48) HOURS IN ADVANCE. Contact Shawnee Township Zoning Office for specific fee amount. The fees include but not limited to case preparation, site inspections, document research, copying, certified mailings or US postal mailings, newspaper publication of this public hearing in Lima News in legal section(s), Board of Appeal Member reimbursement and other administrative expenses. Note, there is no refund of fees paid for this hearing should the variance be denied by the Board. If you fail to appear for the hearing or legal representative fails to attend in your absence the Board will dismiss the case. Make Check or Money Order Payable to SHAWNEE TOWNSHIP, in memo line indicate VARIANCE APPLICATION.

I certify that the information contained in this application and supplement documentation is true and correct.

APPLICANT SIGNATURE:_____DATE:_____

BOARD OF ZONING APPEALS APPLICATION FEES:

RESIDENTIAL – BOARD OF ZONING APPEALS VARIANCE FEE:	$200.00
ZONING BOARD OF APPEALS – CONDITIONAL USE CERT:	$300.00
COMMERCIAL OR INDUSTRIAL – BOARD OF ZONING APPEALS VARIANCE FEE:	$500.00