

BROWNHELM TOWNSHIP BOARD OF ZONING APPEALS

Lorain County, Ohio

General Application Information

Identification of Applicant (if different than Property Owner)	Name:	
	Address:	
	Phone:	
Identification of Applicant (Property Owner)	Name:	
	Address:	
	Phone:	
Identification of Property	Tax Parcel Number*:	
	Location of Property:	

* Also Attach a Legal Description of the Property

Will you be represented by an attorney at your hearing? _____

Will you be using any expert witnesses at your hearing? _____

Please provide any reports or other pertinent information you will be using in advance of your hearing.

(use separate sheet of paper if necessary)

Request for Variance

Description of Existing Use:

1. Present Zoning District:
2. Description of Project/Proposal.
3. What aspect of the current zoning resolution prevents your project/proposal from being accepted as written (examples: structure size too large/small, structure location too close to property border, lot too narrow, etc.)
4. Description of Proposed Variance:
5. Attach a plan of the proposed site showing the location of all applicable buildings, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, measurements, and yards.
6. Area Variance – Practical Difficulties Discussion (as applies to your case):
The following considerations will be taken into account when determining the merits of a variance.
 - a. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
Comments:
 - b. Whether the variance is substantial.
Comments:
 - c. 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.
Comments:
 - d. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage).
Comments:
 - e. Whether the property owner purchased the property with the knowledge of the zoning restriction.
Comments:
 - f. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
Comments:
 - g. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
Comments:
7. I certify that the information contained in this application and its supplements is true and correct.

Applicant's Signature: _____ Date _____
(if different than Property Owner)

Applicant's Signature: _____ Date _____
(Property Owner)

A \$450.00 Application Fee, payable to Brownhelm Township, must be enclosed with this application. (Mail Completed Application to... Brownhelm Township BZA Secretary, 8888 Bank Street, Vermilion, Ohio 44089)