

Athens Township

Athens County, Ohio

APPLICATION FOR ZONING VARIANCE

Athens Township Zoning Resolution Article 12 and Ohio Revised Code §519.14 (B)

Athens Township Zoning Resolution §9.02 (2) "...The Township Board of Zoning Appeals may authorize, upon appeal, in specific cases, such variance from the terms of the Zoning Code as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the resolution will result in unnecessary hardship, and so that the spirit of the Zoning Code shall be observed and substantial justice done ..."

A **NON-REFUNDABLE** application fee of **one hundred fifty dollars (\$150.00)** is required to defray the cost of legal advertising, mailing of notification to affected adjacent property owners, and other expenses incurred by Athens Township in the administration of the request. Additional fees may be required for issuance of a zoning certificate to erect or alter a structure in association with an approved variance.

AN APPROVED USE OR CONSTRUCTION MUST BEGIN WITHIN ONE (1) YEAR FROM DATE OF BZA APPROVAL, ANY CONSTRUCTION COMPLETED WITHIN TWO (2) YEARS

Project Address/Parcel ID #(s): _____

Owner Name: _____

Owner Address: _____
Street City State Zip code

Phone: () _____ e-mail: _____

Applicant Name (if different than Owner): _____

Applicant Address: _____
Street City State Zip code

Phone: () _____ e-mail: _____

Zoning district: (check one) R-1 R-2 R-3 B-1 B-2 LLR OS

DEFINITIONS:

- **Variance:** An administrative exception to zoning requirements that should be granted only when a property owner would have a unique and unusual hardship, created by the physical characteristics of the land, if the ordinance is strictly and literally applied in his or her case.
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APPLICATIONS FOR VARIANCE MUST CONTAIN THE FOLLOWING INFORMATION:

- 1. Signed and Completed Application, including all information required below.
- 2. Two copies of a site plan drawn to scale illustrating:
 - a. The boundaries and dimensions of the lot where the variance is proposed.
 - b. The proposed use of all parts of the lot and improvements.
 - c. The size and location of existing and proposed improvements, including, but not limited to, buildings, structures, facilities, signs, lighting, accessways, walks, off-street parking spaces, loading berths and landscaping.

