

FRANKLIN TOWNSHIP, MERCER, COUNTY
APPLICATION FOR
ZONING VARIANCE OR APPEAL

Permit # _____
Date Filed: _____
Zoning District: _____
Ck. No. _____

Fee: _____ Paid _____

*** Make check payable to: Franklin Township Trustees (6805 St Rt 219, Celina OH 45822)

Address of property: _____

Subdivision and lot#: _____

Owner's name: _____

Owner's address: _____

Owner's phone: _____

Hearing date: _____ 20____

Applicant's Signature _____

A completed Zoning Permit Application for the proposed use must accompany this form. For example: New Dwelling, Non-Residential Building etc.

DIRECTIONS TO THE PROPERTY, FROM THE NEAREST HIGHWAY, MUST BE PROVIDED.

The Zoning Inspector denied the Zoning Permit Application you applied for on

_____ 20____ because it conflicts with the requirements of Section(s)

_____ of the Zoning Code of Franklin Township.

Specifically, the Regulations require _____

You propose _____

• **Applicant or representative must attend the hearing.**

By submitting this Application, the applicant requests that the Board of Appeals (BZA):

_____ Grant a variance to these regulations _____ decide an appeal in which you allege there is an error in an order, requirement, decision, interpretation, or determination made by the Zoning Inspector.

The Board of Appeals may hear and decide appeals and authorize such variances from the provisions or requirements of the Zoning Ordinance as will not be contrary to the public interest. In the authorizing a variance, the Board may attach conditions and require such guarantee or bond, as it may deem necessary to assure compliance with the objectives of the Zoning Code. On appeal, the Board may grant a variance in the application of the Provisions of the Zoning Ordinance, only if the following findings are made:

- That there are unique physical circumstances, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topography, or other physical conditions present on the subject property;
- That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance, and that the authorization of a variance is therefore necessary to enable reasonable use of the property;
- The unnecessary hardship has not been created by the appellant;
- That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare;
- That the variance, if authorized will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue;
- That the variance is substantial;
- That the variance would not adversely affect the delivery of governmental services;
- That the problem cannot be solved by some manner other than the granting of a variance .*

A WRITTEN NARRATIVE ADDRESSING THE ABOVE STATEMENTS MUST ACCOMPANY THIS APPLICATION. YOUR EXPLANATION SHOULD SHOW EVIDENCE THAT THESE STANDARDS EXIST FOR YOUR PROPERTY.

** (Duncan v. Middlefield, 1986)*

FOR BZA USE ONLY

The variance has been: _____ granted _____ denial

Reasons for denial: _____

Conditions for acceptance: _____

OWNER OR OWNER’S AGENT: _____
SIGNATURE DATE

| | |
|---------------|---------------|
| _____ DATE | ----- DATE |
| _____ DATE | _____ DATE |
| _____ DATE | _____ DATE |