



CITY OF LONDON BUILDING & ZONING DEPARTMENT
102 1/2 S. MAIN STREET, LONDON, OH 43140
PHONE: (740) 852-7045 ◊ FAX: 740.852.7047

APPLICATION FOR VARIANCE

Date Filed: _____

Chapter 1244.04(1)

Property Address for the Application:

Zoning District: _____

Applicant's Name: _____ **Phone:** (_____) _____

Applicant's Address: _____

Owner's Name (if not the Applicant): _____ **Phone:** (_____) _____

Owner's Address: _____

Chapter 1244.04(4):

Application Fee \$150.00 Date Paid: _____ **Receipt No.:** _____

Signature of Applicant: _____ **Date :** _____

If the Applicant is not the Owner, the Owner must (1) sign the Application for Variance to authorize the Applicant to represent the Owner at a meeting of the Board of Zoning Appeals **OR** (2) provide a signed statement from the Owner authorizing the Applicant to represent the Owner at the hearing.

Signature of Owner: _____ **Date :** _____

OFFICE USE ONLY

Date to Board: _____ **Date to Newspaper:** _____ **Date of Hearing:** _____

Decision of Board of Zoning Appeals:

Signature of Board: _____ **Date :** _____

Signature of Zoning Administrator: _____ **Date :** _____

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(1) *Property Address for the Application:*

(2) **Chapter 1244.04(2)** –*Legal Description of Property:* <http://co.madison.oh.us/Recorder/>

(3) **Chapter 1244.04(3)** – *Provide a Description of the Nature of Variance Requested:*

(4) **Chapter 1244.04(3)** – *List the Section(s) of Zoning Code under consideration (Example Chapter 1266.04 – Determination of required offstreet parking spaces):*

(5) **Chapter 1244.04(5)** - *Write a Narrative Statement establishing and substantiating that the requested variance conforms to the following standards. Answer Items A thru G Below. If Additional Space is Needed Attach Extra Sheets.*

A. *The granting of the variance shall be in accordance with the general purpose and intent of the regulations imposed by this Zoning Code for the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public health, safety and general welfare.*

B. *The granting of the variance will not permit the establishment of any use that is not otherwise permitted in the district.*

C. *A description shall be given of the special circumstances or conditions applicable to the lot and/or structure for which the variance is sought, which are peculiar to such lot and/or structure and do not apply generally to a lot and/or structure in the area, and which are such that the strict application of the provisions of this Zoning Code would deprive the applicant of the reasonable use of such lot and/or structure. Mere loss in value shall not justify a variance; there must be deprivation of reasonable use of land.*

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- D. *There must be proof of unnecessary hardship created by the strict application of this Zoning Code. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created, nor can it be established that a hardship exists because the lot and/or structure was purchased with or without knowledge of the restrictions contained in this Zoning Code. The hardship must result from the application of this Zoning Code, it must be suffered directly by the property in question, and evidence of variances granted under similar circumstances need not be considered.*

- E. *The granting of the variance is necessary for the reasonable use of the land and/or structure that will accomplish this purpose.*

- F. *The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values of the adjacent area.*

- G. *The granting of the variance requested will not confer on the applicant any special privilege that is denied, because of the provisions of this Zoning Code, to other lots and/or structures in the same district.*

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- (6) ***Chapter 1244.04(6) - Submit a list of owners of property and their mailing addresses whose property has any lot line located immediately adjacent to or across the street from any property line of the subject property, and any other persons, as determined by the Zoning Administrator, who may have substantial interest in the case.***

In the case of RENTAL PROPERTY, include the name of the property owner, not the tenant.

The Madison County Auditor's Website is useful for obtaining names and addresses of adjacent landowners.

Use the OWNER SUMMARY SHEET or similar format.

- (7) ***Submit a site plan of the subject property. The site plan must contain all of the following:***

ALL APPLICATIONS:

- *Property Dimensions*
- *Footprint Of All Structures On Property including Fences*
- *Setback Dimensions – Existing and Required by Code*
- *Easements And/Or Encroachments*
- *Street Names*
- *North Arrow and Scale*

COMMERCIAL/INDUSTRIAL USES

- *Proposed and Existing Parking Area Layout, Number of Spaces, Aisle Widths, Traffic Flow, and Loading Zones.*
- *Proposed Landscape Plan*
- *Proposed Hydrant Locations (Or Location Of Existing Hydrants)*
- *Location Of Trash Receptacles*
- *Site Lighting if provided*

- (8) ***Submit legible photographs of subject property showing the front, back and sides of the property and the area affected by the variance. If the variance may affect traffic in the judgment of the Zoning Administrator, include photographs taken from the point of view of a driver in a car that would be affected.***

