

Appeal to Board of Zoning Appeals

I hereby appeal to the Board of Zoning Appeals for a Variance from the Zoning Regulations of the City of Perrysburg as follows:

Name of Applicant

Zoning Class

Address of Property

Acreage

Variance of Section _____ of the Codified Ordinances is sought because (state need for variance):

Strict application of the Regulations would produce **undue hardship because:**

The hardship created is **unique** and not shared by all properties alike in the neighborhood because:

The variance would not change the **character of the neighborhood** because:

Attach a simple plot plan of the property, giving lot size/dimensions, names of adjoining property owners, and showing location of present and proposed buildings with distances from all property lines.

I understand that my appeal will be presented to the Board of Zoning Appeals for consideration and that my application fee does not guarantee approval for the stated changes or improvements. All decisions will be based upon the Codified Ordinances of the City of Perrysburg (Chapter 1275) and public input at the time of the hearing.

Signature of Applicant

Date

Address

Telephone:

Email address to send agenda to: _____

For Office Use

Conclusion of Fact

Appeal # _____

Fee: \$ _____

Received: _____

Action Taken by Board:

Niki Decker	Approve []	Deny []	_____
Nathan Duricek	Approve []	Deny []	_____
Brian Elmer	Approve []	Deny []	_____
Megan Wolfinger	Approve []	Deny []	_____

Special conditions attached to approval:

REQUEST Approved [] Denied []

DATE: _____

BOARD OF ZONING APPEALS

INSTRUCTIONS

Regularly scheduled meetings are held on the 2nd Monday of each month. In order to be on the Agenda, a complete application must be delivered to the Planning & Zoning Office by 4:30 p.m. on the last Wednesday of the prior month. There is a submission fee associated with this application, \$100 for residential applications and \$300 for commercial/institutional/ industrial applications, payable by cash or check to “City of Perrysburg”.

At the hearing, you will be given the opportunity to present your application and answer any questions presented by the Board members. There will also be an opportunity for neighbors to voice any concerns to your appeal. In general, the Board makes its decision on the same night as the hearing. Conditions to any approval may be added by the Board. If/when you are granted a variance; you will need to get zoning approval in the form of a Zoning Permit.

A Board of Zoning Appeals application is asking that you be allowed an exemption from some Zoning Regulation(s) which would prevent you from doing what you want to do. In order for the Board to grant a variance, state statutes require it to find your situation is a hardship, not shared by others, and that what you want to do will not adversely affect your neighborhood.

“Uniqueness” and “character of the neighborhood” are used in their common sense, but “hardship” has a more restricted meaning here. What is meant by hardship for the purposes of BZA is a difficulty which is due to something beyond the control of the applicant. The fact that your house was built too close to the property lines before zoning existed may create a hardship for you in adding to it. It would probably be a hardship if your house were surrounded on most sides by steep slopes, bedrock, or septic fields.

Here are some things that are NOT considered hardship by zoning law: any condition you are responsible for yourself (self-induced hardship), or that building something in a conforming manner may be more expensive.

All applicants must attend the meeting for which the request is to be heard.