

INSTRUCTIONS FOR
APPLICATION FOR VARIANCE
MADISON TOWNSHIP, PICKAWAY COUNTY

The Madison Township Board of Zoning Appeals has the authority to grant variances from the provisions of the Zoning Resolution, but **ONLY** if the specific case meets the criteria as specified in Section 8.01 of the Resolution, as follows:

Section 8.01 Powers of the Board of Zoning Appeals

The Board of Zoning Appeals shall have the power to authorize, in specific cases, such variances from the provisions of this Resolution as will not be contrary to the public interest. Such variances shall be granted only in cases of special conditions, involving physical conditions of the land, whereby strict application of such provisions or requirements would result in practical difficulty and unnecessary hardship that would deprive the owner of the reasonable use of the land and buildings involved. No variance from strict application of any provision of this Resolution shall be granted by the Board unless it finds that all the following facts and conditions exist:

- A. *That there are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical conditions specific to the land or building for which the variance is sought, and such conditions do not apply generally to land or buildings in the neighborhood or district in which the property is located.*
- B. *That, because of such physical conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Resolution and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*
- C. *That such unnecessary hardship has not been created by the applicant.*
- D. *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.*

Under no circumstance shall the Board of Zoning Appeals grant a variance to allow a use not permissible under the terms of this Resolution in the district involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district.

If the variance is to be approved, the Board of Zoning Appeals MUST FIND that these criteria are met. The applicant for a variance must supply a narrative statement explaining why the specific proposed project meets the criteria as stated above. THIS NARRATIVE STATEMENT IS PERHAPS THE MOST IMPORTANT PART OF THE APPLICATION, SINCE IT PROVIDES THE BASIS FOR THE BOARD'S DECISION.

APPLICATION FOR VARIANCE
MADISON TOWNSHIP, PICKAWAY COUNTY

Three (3) copies of this application must be filed with the Madison Township Zoning Inspector.

Application # _____ Date _____

Name of Property Owner _____

Address _____

Telephone (day) _____ (evening) _____

Applicant (if different from property owner) _____

Address _____

Telephone (day) _____ (evening) _____

Location of Property _____

Existing Zoning District _____

Specific Provisions of the Zoning Resolution from which Variance is Sought

ATTACHMENTS

The following material must be attached to each copy of this form.

1. A map or drawing of the property, showing dimensions of the lot (including frontage), the location of all structures (existing and proposed), distances to property lines, and other information which would illustrate the facts related to the requested variance.
2. Legal description of the property (a survey may be required)
3. Names of all property owners within 200 feet, contiguous to, and directly across the street from the property, as appearing on the Pickaway County Auditor's current tax list.
4. A narrative statement, explaining the reasons why the variance should be granted, according to the criteria stated in Section 8.01 of the Madison Township Zoning Resolution.

I certify that all information provided in this application is true and correct

Applicant _____

Date _____