

Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.**

*Applicant Name: _____ *Phone: _____
*Applicant Address: _____ *Fax: _____
*Applicant Email: _____

*Applicant's Relationship to Project: Land Owner: ___ Option Holder: ___ Cont. Purchaser: ___ Agent: ___

*Property Owner Name: _____ *Phone: _____
*Property Owner Address: _____ *Fax: _____
*Contact Name: _____ *Email: _____

*Address for Requested Variance: _____
*Parcel ID#: _____ *Current Zoning: _____

*Description of Variance Requested: _____

*Applicant's Signature: _____ *Date: _____

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.**

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: _____

Description of the governing code and the requested variance: _____

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

For Internal Use:

SunGard File No. _____

PC File No. _____

Public Hearing Date: _____

(Received)

(Paid)

(Accepted by PZA)

CHAPTER 1131 - VARIANCES

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- (c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.