



City of Aurora, Ohio – Planning, Zoning & Building Division

129 W. Pioneer Trail, Aurora, OH 44202 330.562.9564 Fax: 330.562.9719 www.auroraoh.com

BOARD OF ZONING APPEALS APPLICATION

Board of Zoning Appeals meets the second Wednesday of the month

Deadline: 15 business days before the Board of Zoning Appeals meets

Requirements: 15 folded copies of site drawings and narratives

Fees: \$75.00 application fee

OWNER
 Name: _____
 Address: _____

 Phone: _____
 Fax: _____
 E-mail: _____

REPRESENTATIVE AT HEARING (If different than owner)
 Name: _____
 Address: _____

 Phone: _____
 Fax: _____
 E-mail: _____

Site Address: _____ Zoning District: _____

	Residential <input type="checkbox"/>	Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>
Variance #1 <input type="checkbox"/>	Code Section # Description		
Variance #2 <input type="checkbox"/>	Code Section # Description		
Variance #3 <input type="checkbox"/>	Code Section # Description		
Comparable Sign <input type="checkbox"/>	Code Section # Description		
Appeal <input type="checkbox"/>	Code Section # Description		

A narrative is required with the application when applying for a variance, demonstrating PRACTICAL DIFFICULTY per Section 1139.03(e)

Signature _____ Date _____
 Must be Signed by Property Owner

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Standards for Approval of Variances:

- (1) The applicant must demonstrate that practical difficulties in the use of the property will exist if the property is subject to the zoning regulation. The Board shall consider and weigh the following factors in determining whether the owner of the property seeking an area variance will encounter practical difficulties in the use of the property. If the factors weigh in favor of the variance, then practical difficulties exist and the Board shall grant the variance. If the factors weigh against the variance, then practical difficulties will not exist and the Board shall deny the variance.

The factors are:

- A. Whether the property will yield a reasonable economic return or have any beneficial use if the variance is denied;
 - B. Whether the variance is substantial;
 - C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment if the variance is granted;
 - D. Whether the delivery of governmental services (for example, water, sewer, garbage) would be adversely affected if the variance is granted;
 - E. Whether the property owner purchased the property with knowledge of the zoning regulation;
 - F. Whether the property owner's predicament feasibly can be solved through some method other than the variance; or
 - G. Whether the spirit and intent behind the zoning regulation would be observed and substantial justice done if the variance is granted.
- (2) No use variances. Use variances are not permitted.

Additional Standards for Signs:

The BZA may permit variances from the requirements of signage in accordance with the procedures and standards of Section 11309.03 and may additionally consider the following criteria:

- (1) Whether the sign will be suitable and appropriate to its proposed location;
- (2) Whether the applicant has affirmatively demonstrated that the use to which the sign relates cannot be properly identified without the requested variance; and
- (3) Whether the sign complies with all other requirements of this chapter other than the requirements(s) to be varied.