



8484 Olde Eight Road, Northfield Center Township, Ohio 44067

Phone: (330) 467-7646

Web Site: [www.northfieldcenter.com](http://www.northfieldcenter.com)

<https://northfieldcenter.com/zoning/>

Email: [nctinspector@northfieldcenter.com](mailto:nctinspector@northfieldcenter.com)

[nctsecretary@northfieldcenter.com](mailto:nctsecretary@northfieldcenter.com)

## NORTHFIELD CENTER TOWNSHIP VARIANCE APPLICATION

For Office Use Only		BZA File No.:
Associated Permits		

**THIS APPLICATION MUST BE COMPLETELY FILLED OUT PRIOR TO  
PROCESSING APPLICANT DATA:**

Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant's Relationship to Property Owner: \_\_\_\_\_

**PROPERTY DATA**

Zoning District (circle one)      R-1 R-2 C-1 C-4 T-C B-R 1-1 1-2

Corner Lot      Yes      No      Note: Corner lots are required to meet the front setback on both streets.

Property Address: \_\_\_\_\_ Parcel No. \_\_\_\_\_

Owner(s) \_\_\_\_\_

Owner Address: \_\_\_\_\_

Telephone Number : \_\_\_\_\_ Email: \_\_\_\_\_

VARIANCE REOUESTED

Below, list the specific section from the Northfield Center Township Zoning Resolution from which the variance is being sought and a description of each variance being sought. Additionally, for each area variance listed below, please provide an explanation of the PRACTICAL DIFFICULTY justifying the application for each variance, and for each use variance, please provide an explanation of the UNDUE HARDSHIP justifying the application for each variance. (See below in the "Standards for Granting a Variance" Section for the definitions of practical difficulty and undue hardship.). The Resolution is available online at northfieldcenter.com/zoning.

Please be specific as to your request. For example, when seeking a variance for height or setback, please specify the amount of feet required by the Resolution and the amount of feet requested. When seeking a variance as to area or size, please identify the square footage or acreage required by the Resolution and the amount of square feet or acreage requested.

AREA VARIANCE(S) REQUESTED

1 . Section : \_\_\_\_\_ Description: \_\_\_\_\_  
\_\_\_\_\_

Practical Difficulty: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Section: \_\_\_\_\_ Description: \_\_\_\_\_  
\_\_\_\_\_

Practical Difficulty: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

USE VARIANCE(S) REQUESTED

1. Section: \_\_\_\_\_ Description: \_\_\_\_\_  
\_\_\_\_\_

Undue Hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Section : Description:

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Undue Hardship: \_\_\_\_\_  
\_\_\_\_\_

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(Please attach additional sheet if more variances are requested.)

### STANDARDS FOR GRANTING A VARIANCE

Area Variance. The following factors shall be considered and weighed by the Board to determine practical difficulty. No single factor listed above may control, and not all factors may be applicable in each case.

- a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;
- b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- e) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- f) Whether special conditions or circumstances exist as a result of actions of the owner;
- g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;
- h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
- i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Use Variance. In order to grant a use variance, the Board of Zoning Appeals shall determine that strict compliance with the terms of this Resolution will result in unnecessary hardship to the applicant. The applicant must demonstrate such hardship by clear and convincing evidence that all of the following criteria are satisfied:

- a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;
- b) The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
- c) The hardship condition is not created by actions of the applicant;
- d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
- e) The granting of the variance will not adversely affect the public health, safety or general welfare;
- f) The variance will be consistent with the general spirit and intent of this Resolution; and
- g) The variance sought is the minimum that will afford relief to the applicant.

**\*\*Each case shall be determined on its own merits.\*\***

**REQUIRED MATERIALS: AN APPLICATION FOR A VARIANCE WILL NOT BE ACCEPTED AS COMPLETE UNTIL APPLICANT SUBMITS ALL OF THE REQUIRED DOCUMENTS OR REQUESTED INFORMATION (LISTED BELOW). NO HEARING WILL BE SCHEDULED WITHOUT THE REQUIRED DOCUMENTS OR REQUESTED INFORMATION. PLEASE SUBMIT BOTH PAPER AND ELECTRONIC (.PDF) COPIES OF EACH DOCUMENT.**

1. Eight (8) copies of site plan along with a digital copy (ex: .pdf) of site plan (11x17 preferred). The site plan must show the following: i) A North arrow and scale; ii) Square footage and dimensions of existing and/or proposed structures; iii) Acreage/lot size; iv) Parking spots; v) Square footage of building and/or new building; driveway and road access locations (existing and/or proposed; vi) All setbacks; vii) Roads; viii) Lot dimensions; ix) Easements and details; x) Septic system and well location (if applicable); xi) Location of lakes, ponds, wetlands, ravines, or other unusual topography; xii) Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses; xiii) All slopes greater 18% must be indicated on a two (2) foot contour interval map.
2. If applicable, eight (8) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).
3. An outline of the proposed project which gives an overview of the reasons the requested variance is necessary. Clearly state the practical difficulties or undue hardship that are requiring the seeking of a variance.
4. Attach written approval from the property owner or owner's agent for the requested variance if different from the applicant.
5. Provide riparian assessment form from Summit Soil and Water.

APPLICANT CERTIFICATION:

BY SUBMITTING THIS APPLICATION, APPLICANT CERTIFIES THAT IT SHALL COMPLY WITH ALL REQUIREMENTS OF CHAPTER 640 OF THE NORTHFIELD CENTER TOWNSHIP ZONING RESOLUTION CONCERNING VARIANCES.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICATION FEE — DUE AT TIME OF APPLICATION (CHECK PAYABLE TO NORTHFIELD CENTER TOWNSHIP)

For residential applications: \$175.00

For commercial/business applications \$500.00

\*\*\*NO APPLICATION/HEARING FEE REFUND WILL BE ISSUED AFTER LEGAL NOTICE OF HEARING HAS BEEN SUBMITTED FOR PUBLICATION.\*\*\*

Check \_\_\_\_\_ Amount \_\_\_\_\_

FOR OFFICE USE ONLY:

Board of Zoning Appeals File NO.: \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Public Notice Date: \_\_\_\_\_

Published in: \_\_\_\_\_ Abutting Property Owners Notification Date: \_\_\_\_\_

Approved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

Zoning Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_