

8. Whether your property has unique or exceptional circumstances or conditions that do not generally apply to other properties in the vicinity and within the same district.

REQUEST FOR A USE VARIANCE (see *Zoning Ordinance Code Book Article XIV, Section B*):

Explain how not obtaining a variance for use of your property would cause unnecessary hardship to you (the applicant) by providing evidence that the following criteria are satisfied.

1. That there is no viable use of the property under the Zoning Code without the variance.
2. That the essential character of the neighborhood will not be substantially altered or adjoining properties will not suffer interference with their proper future development and rights as a result of the variance.
3. That the hardship condition was not created by actions of the applicant.
4. That the spirit and intent of the Zoning Ordinance will be observed and substantial justice done by granting the variance.

REQUEST FOR CHANGE FROM A NON-CONFORMING USE TO ANOTHER NON-CONFORMING USE (see *Zoning Ordinance Code Book Section 1102.05*):

Explain how your proposed non-conforming use is less in conflict with the character and uses in the zoning district than the existing non-conforming use of the property.

REQUEST FOR VARIANCE TO SETBACK REQUIREMENTS TO ESTABLISH A PERMITTED USE ON A NONCONFORMING LOT (see *Zoning Ordinance Code Book Section 1104*):

Explain how a variance to the setback requirements in the zoning district would allow you to establish a permitted use of the land (note that this is only applicable if there is no contiguous land owned by you which could be used to reduce or eliminate the non-conformity).

Explain and/or attach documentation of any discussions with owners and/or residents of the adjacent or nearby properties that may be affected by approval of your requested variance.

I certify that the information contained in this application and any supplements submitted is true and correct.

Date _____ Signature of Applicant(s) _____

*** *attach additional pages / drawings as necessary* ***

Variance Instructions

Variance applications must be submitted to the Zoning Inspector or the Mayor's Office by the 1st of the month in order to be on the agenda for the Board of Zoning Appeals meeting. This gives us time to notify all adjoining property owners 10 days prior to the meeting, as required by ordinance.

The following must be received:

1. A \$100 application fee payable to the Village of Seville
2. A variance application that is completely filled out.
3. Names and addresses of all adjoining property owners. This information can be obtained at the Medina County Tax Map Office in the Medina County Administration building at 144 North Broadway Street in Medina or online at www.medinacountyauditor.org

Zoning meetings are held at 7:00 p.m. on the 4th Monday of each month. The applicant must attend the meeting to address questions the Board of Zoning Appeals members may have and to explain the need for the variance.