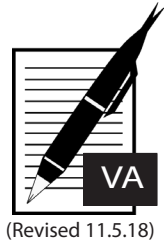




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Variance Application

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Property Information

Site Address: _____

Parcel ID: _____	Zoning District: _____
Lot #: _____	Subdivision: _____

Property Owner Information

Name: _____

Address: _____

Phone # _____	Fax # _____
---------------	-------------

Email: _____

Applicant Information Same as property owner

Name: _____

Address: _____

Phone # _____	Fax # _____
---------------	-------------

Email: _____

Agent Information

Name: _____

Address: _____

Phone # _____	Fax # _____
---------------	-------------

Email: _____

Staff Use Only

Case # **VA-** _____

Date Filed: _____

Fee Paid: _____

Check #: _____

Received By: _____

Hearing Date: _____

Technical Review: _____

Zoning Permit#: _____

Checklist

- Completed Application
- Fee Payment (check or money order only)
- Auditor's Map (11"x 17" max)
- Site Plan (refer to page 8)
- Deed and/or covenants
- Notarized signatures
- Proof of water/wastewater supply
- Copy of denied Zoning Permit
- Copy of denial letter

Water & Wastewater

Water Supply

- Public (Central)
- Private (On-site)
- Other

Wastewater Treatment

- Public (Central)
- Private (On-site)
- Other

Submittal Options

Drop off: 1680 E Orange Road
Lewis Center, OH 43035

OR

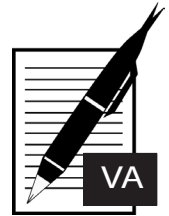
Mail in: P.O. Box 397
Lewis Center, OH 43035



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(Revised 11.5.18)

Case# VA-

NOTE: All applicants must address all criteria listed below for the application to be considered complete. Failure to do so will warrant rejection of the application. Please address each request separately - attach additional sheets if necessary.

Section 28.06(c) - Area Variance Determination

1. That said variance will not be contrary to the public interest.

2. That said variance is justified due to special conditions.

3. That the spirit of this Zoning Resolution will be observed and substantial justice done.

4. That the literal enforcement of the Zoning Resolution will result in practical difficulties. The factors to be considered and weighed in determining whether practical difficulties have been encountered shall include, but not limited to the following:

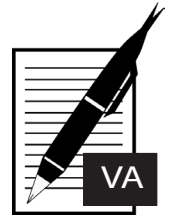
4(a). Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.



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(Revised 11.5.18)

Case# VA-

4(b). Whether the variance is substantial.

4(c). Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

4(d). Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).

4(e). Whether the property owner purchased the property with knowledge of the zoning restriction/s.

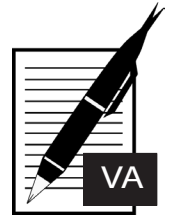
4(f). Whether the property owner's predicament can feasibly be obviated through some method other than a variance.



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Case# VA-

NOTE: All applicants must address all criteria listed below for the application to be considered complete. Failure to do so will warrant rejection of the application. Please address each request separately - attach additional sheets if necessary.

Section 28.06(d) - Use Variance Determination

1. That said variance will not be contrary to the public interest.

2. That said variance is justified due to special conditions.

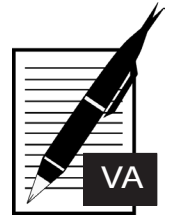
3. That the literal enforcement of the Zoning Resolution will result in unnecessary hardship.

4. That the spirit of this Zoning Resolution will be observed and substantial justice done.



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Affidavit **

I hereby certify that the facts, statements, and information presented within this application form and any subsequent documents attached hereto are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the Township. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Orange Township Zoning Resolution.

Applicant/Authorized Agent Affidavit*

I, _____ (Print Name), hereby certify that all information provided is true and accurate and is submitted to file a Variance. I agree to be bound by all provisions of the Orange Township Zoning Resolution. I further agree to complete all work in accordance with all applicable Federal, State and local laws and regulations.

Applicant's/Agent's Signature

Date

subscribed and sworn to me this _____ day of _____, 20____

Notary Public

Property Owner's Signature

I, _____ (Print Name), hereby authorize the applicant/agent listed above to file this application on my behalf. Furthermore, I authorize the applicant/agent to perform the work described in this application and/or to change the use of the subject property only in accordance with all requirements of the Orange Township Zoning Resolution.

Property Owner's Signature

Date

subscribed and sworn to me this _____ day of _____, 20____

Notary Public

*Agent must provide documentation that they are legally representing the property owner.

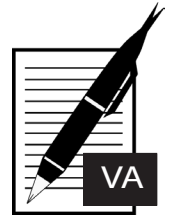
**Approval does not invalidate any restrictions and/or covenants that are associated with the property.



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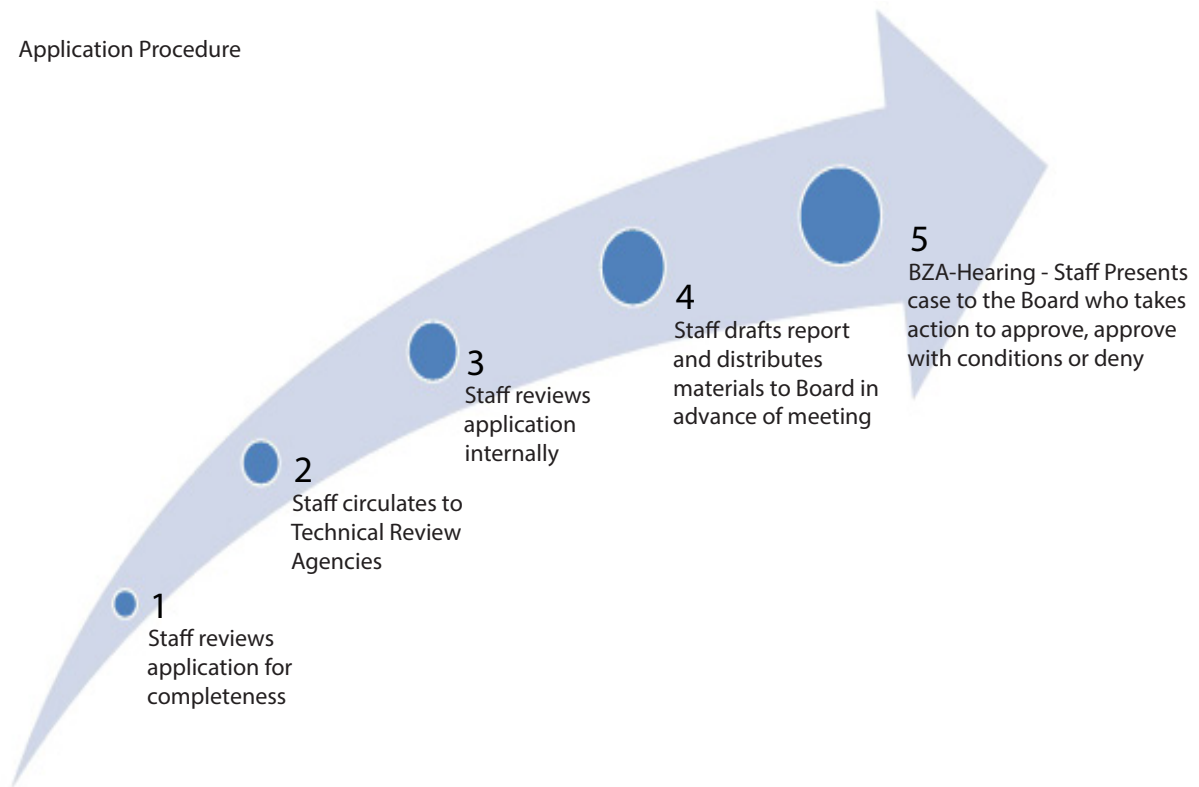
Application Instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.orangetwp.org/edp
Checks or money order only payable to Orange Township
3. Deed and/or covenants
Provide a copy of your deed with any deed restrictions
You can access and print a copy by visiting: <http://cotthosting.com/ohdelaware/User/Login.aspx?ReturnUrl=%2fohdelaware%2f>
4. Auditor's Tax Map
Provide a map showing the subject property and all land within 500 feet of the property.
You can access and print a copy of the map by <http://www.delco-gis.org/auditor/>
5. Site Plan - Refer to Page 8
6. Proof of utility service
Provide proof from the provider of your water and wastewater services (i.e. - a copy of your current utility bill)

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Delaware General Health District (or appropriate agency).

Application Procedure





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Case# VA-

Site Plan Requirements

*** Site plans which are incomplete and/or not drawn to scale will not be accepted***

- Preparation & Submittal
 - The site plan be prepared to scale and to provide all required information as required under Section 25.03 of the Orange Township Zoning Resolution.
 - Fifteenth (15) copies:
 - Digital Copy (pdf format)
 - Basic Content
 - North arrow and appropriate scale (i.e. 1 inch = 20 feet)
 - Property lines labeled with exact dimensions
 - Street right-of-way boundary and street centerline
 - Show all existing site conditions:
 - Location and dimensions of all existing buildings, structures*, access drives, and landscaping.
 - Existing use(s) of all buildings with associated gross floor area (GFA)
 - On-site water and sanitary system location and dimensions. Provide proof of public water and/or sewer otherwise.
 - Parking lot footprint with location and dimensions of existing parking spaces
 - All easements and utilities (above and below ground)
 - Existing above and below ground drainage and stormwater features
- *Structures may include but are not limited to canopies, signs, parking areas (paved and unpaved), patios, porches, dumpsters and fences.
- Show all proposed development:
 - Location and dimensions of all proposed buildings, structures, additions, and modifications to buildings/structures, with all setback distances shown
 - Proposed use(s) of all buildings with associated gross floor area (GFA)
 - Building elevations and/or architectural renderings in color (if applicable)
 - Materials, list of all exterior materials to be used (include siding, roofing and window glazing)
 - Impervious and pervious surface location and dimensions with total lot coverage calculations provided
 - Parking layout with dimensions of parking spaces. Show parking calculations**.
 - Grading plan and storm sewer layout showing proposed above and below ground drainage and stormwater features
 - All areas of disturbance (i.e. grading, filling, clearing and excavating, etc.) labeled with precise dimensions and limits
 - Landscaping details: location, quantity, size and plant species to be used
 - Lighting details: location, type of fixture, height and photometrics showing intensity (foot-candles)
 - Screening details (roof or ground mounted mechanical equipment, dumpster/trash enclosures, parking areas, etc)

**Parking calculations showing ratio of required spaces based on proposed use