

Muskingum Township
Washington County
26 Townhall Road
Marietta, Ohio 45750
Phone: 740-373-0189 Fax: 740-373-8963.
Website: www.muskingumtp.org

Zoning Variance Application

Application to the Board of Zoning Appeals

The following information must be filled out in its entirety and accompanied by a fee of \$450.00 to validate the application.

Name of Applicant:

Best Phone Number:

Mailing address of Applicant:

The property is presently zoned:

Reason(s) for the application:

The standard for approval of a variance is “Unnecessary Hardship”. In determining whether or not unnecessary hardship exists, the Board of Zoning Appeals will consider the following factors. Please indicate below, or on separate paper, how this variance meets each standard.

1. The hardship must remove all use from the land. It is not a sufficient hardship if the land would be more valuable with the variance, or less valuable without the variance. Instead, there must be evidence that the property is unsuitable to any of the permitted uses as zoned:

2. The hardship must result from circumstances affecting a particular and unique piece of land, and not from a general condition throughout the neighborhood:

3. Whether the property owner purchased or acquired the property with the knowledge of the particular hardship of the piece of land:

4. A variance must not alter the essential character of the neighborhood:

5. It is not enough to show that the effects of a variance would be harmless. Real, unnecessary hardship must still be established by the applicant:

6. Any hardship must result from the requirements of the zoning resolution and not from the applicant's own actions:

7. Whether the property owner purchased or acquired the property with the knowledge of the zoning restriction:

8. A variance must not be contrary to the public interest, even if a hardship can be established:

9. Other factors that the applicant considers important to the judgment of the case:

To aid the Board of Zoning Appeals processing of the request, please submit the following documentation, if applicable, with your application:

1. A plot plan of the subject property which includes the following:
 - A. The boundaries and dimension of subject property
 - B. The dimension(s) and location(s) of all existing structure(s), including setback(s) to all property lines
 - C. The dimension(s) and location(s) of all proposed structure(s), including setback(s) to all property lines

2. A set of architectural/construction drawings which include the following:
 - A. Scale
 - B. Side elevations of existing structure, if request is an addition
 - C. Side elevations of proposed structure
 - D. Floor plan of proposed structure
 - E. Any other relevant renderings

3. If the applicant is not the property owner, an agent letter from the property owner(s) outlining the length and terms of the agent status must be submitted with this application.

Please return 10 (ten) copies of this application with supporting material and the fee to the

Zoning Clerk:

Laura Bradley, lauramtta@hotmail.com, 740-373-9441, 109 Riverview Road Marietta, Ohio 45750

A meeting of the Board of Zoning appeals will be scheduled after the receipt of a fully completed Variance Application.

Applicant consents to a site visit from the Board of Zoning Appeals Members and Township Trustees.

Applicant will be notified of the date and time of the of the hearing by the President of the Board of Zoning Appeals.

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.

Applicant Signature

Date