

# BERNE TOWNSHIP BOARD OF ZONING APPEALS

## APPLICATION FOR VARIANCE OR APPEAL

Fee \$600.00 File 6 copies

Case # \_\_\_\_\_ (by BZA secretary)

1. Name of property owner(s): \_\_\_\_\_
2. Mailing address: \_\_\_\_\_
3. Physical address of the property for this application: \_\_\_\_\_
4. Phone number: Home \_\_\_\_\_ Cell: \_\_\_\_\_ Business: \_\_\_\_\_
5. Email address (if applicable): \_\_\_\_\_
6. Attach legal description of the property as recorded in the Fairfield County Recorder's Office. (May attach copy of survey or deed.)
7. Attach a map or drawing to approximate scale, showing dimensions of the lot and any existing or proposed building(s), including the lots or tracts referenced below. (Next numerical point.)
8. Attach list of names, addresses, and tax mailing address of all property owners within 200 feet contiguous to and directly across the street or road from the property as appearing on the Fairfield County Auditor's current tax list.
9. Specific section(s) of the Zoning Resolution that require variance or appeal (May need the help of the zoning Inspector to provide this information.) \_\_\_\_\_

The Board of Zoning Appeals (hereafter noted as BZA) shall grant area variances only in cases of special conditions, involving physical conditions of the land, whereby strict application of such provisions or requirements result in **practical difficulty** and **unnecessary hardship** that would deprive the owner of reasonable use of the land or buildings involved. The Board shall grant no variance from strict application of any provision of this Resolution unless the applicant can prove to the BZA that the following items are true. A narrative statement **must** be provided explaining the following:

1. That there are unique physical circumstances or conditions, such as irregularity, narrowness, or shallowness of the lot size or shape or exceptional topographical or physical conditions specific to the land or building for which the variance is sought and such conditions do not apply generally to land or buildings in the neighborhood or district in which the property is located.
2. That because of such physical conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Resolution and that the authorization of a variance is necessary to enable reasonable use of the property.
3. That such hardship has not been created by the applicant or any person having present interest in the property.

