

## SHAWNEE TOWNSHIP, LIMA (ALLEN CO.), OHIO **BOARD OF ZONING APPEALS** APPLICATION FOR VARIANCE SHAWNEE TOWNSHIP ADMINISTRATION BUILDING, 2530 FT. AMAND RD., LIMA, OHIO 45804

PPLICANT NAME:		DATE SUBMITTED:
OT OWNER NAME:		
		Pulavie v
-MAIL ADDRESS:		PHONE No.
ONTRACTOR:		DBA:
ONTRACTOR IDENTIFICATION NO.		PHONE No
DREESS OF VARIANCE CONSIDER	ATION:	CITY / STATE / ZIP CODE:
		(AS INDICATED FROM THE ALLEN CO. AUDITORS OFFICE)
		NEIGHBORHOOD:
		PLATTED SUB-DIVISION:
JNED AG.		FLATTED 300-DIVISION.
ROPOSED USE OF LAND:		
	N. IN ADDITION, THE BELOW QUESTIONS AR	HAWNEE TOWNSHIP ZONING RESOLUTION THAT YOU ARE REQUESTING A RE REQUIRED TO BE REVIEWED BY THE APPLICANT AND INFORMATION /
ADTIQUE:	OUR RECTION	OF THE CHANNET TANKING UP TANKING TEVE OF TATE
ARTICLE:	SUB SECTION:	OF THE SHAWNEE TOWNSHIP ZONING TEXT STATES:
REASON FOR VARIANCE:		
The state of the s		

FOLLOWING STANDARDS. IS REQUIRED TO BE COMPLETED BY APPLICANT OR AGENT. FAILURE TO DO SO, SHALL WARRANT REJECTION OF APPLICATION. ATTACH ADDITIONAL SHEETS OF PAPER WITH RESPONSES AS NECESSARY. THE GRANTING OF THE VARIANCE SHALL BE IN ACCORD WITH THE GENERAL PURPOSE AND INTENT OF THE REGUALTIONS IMPOSED BY THIS RESOLUTION ON THE DISTRICT IN WHICH IT IS LOCATED, AND SHALL NOT BE INJURIOUS TO THE AREA OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE. THE GRANTING OF THE VARIANCE WILL NOT PERMIT THE ESTABLISHMENT OF ANY USE WHICH IS NOT OTHERWISE PERMITTED IN THE DISTRICT. THERE MUST EXIST "SPECIAL CIRCUMSTANCES" OR "CONDITIONS", FULLY DESCRIBED IN THE FINDINGS, APPLICABLE TO THE LAND OR BUILDINGS FOR WHICH THE VARIANCE IS SOUGHT, WHICH ARE PECULIAR TO SUCH LAND OR BUILDINGS AND DOES NOT APPLY GENERALLY TO LAND OR BUILDINGS IN THE AREA, AND WHICH ARE SUCH THAT THE STRICT APPLICATION OF THE PROVISIONS OF THIS RESOLUTION WOULD DEPRIVE THE APPLICANT REASONABLE USE OF SUCH LAND OR BUILDING. THE GRANTING OF THE VARIANCE IS NECESSARY FOR THE REASONABLE USE OF THE LAND OR BUILDING, AND THE VARIANCE AS GRANTED IS THE MINIMUM VARIANCE THAT WOULD ACCOMPLISH THIS PURPOSE. THE PROPOSED VARIANCE WILL NOT IMPARE AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, SUBSTAINTUALLY INCREASE CONGESTION IN THE PUBLIC STREETS, INCREASE THE DANGER OF FIRE, ENDANGER THE PUBLIC SAFETY, OR SUBSTAINTIALLY DIMINISH OR IMPARE PROPERTY VALUES OF THE ADJACENET AREA. THE GRANTING OF THE VARIANCE REQURESTED WILL NOT CONFER ON THE APLICANT ANY SPECIAL PRIVLEDGE THAT IS DENIED BY THIS REGULATION TO OTHER LANDS, STRUCTURES OR BUILDINGS WITHIN THE SAME DISTRICT.

PER ARTICLE 704.6 -THE FOLLOWING NARRATIVE STATEMENTS ESTABLISHING AND SUBSTAINTIATING THAT THE VARIANCE CONFORMS TO THE

THE PROPOSED USE IS OF SUCH A NATURE, AND DESIGNED TO BE CONSTRUCTED, OPERATED, AND MAINTAINED IN SUCH A MANNER, SO AS TO BE HARMONIOUS AND APPROPRIATE WITH THE EXISTING OR INTENDED CHARACTER OF THE GENERAL VICINITY AND THAT SUCH USE WILL NOT CHANGE THE ESSENTIAL CHARACTER OF THE SAME AREA.
THE PROPOSED USE WILL NOT BE FOR ANY BUSINESS OR COMMERCIAL OR "FOR PROFIT" ACTIVITIES AND SHALL CONFORM TO HOME OCCUPATION REGUALTIONS AS OUTLINED IN THE SHAWNEE TOWNSHIP ZONING RESOLUTION.
THE PROPOSED USE WILL NOT BE HAZARDOUS OR DISTURBING TO EXISTING OR FUTURE NEIGHBORHOOD USES.
THE PROPOSED USE WILL NOT INVOLVE USES, ACTIVITIES, PROCESSES, MATERIALS, EQUIPMENT OR CONDITIONS OF OPERATION THAT WILL BE DETRIMENTAL TO ANY PERSON PROPERTY, OR GENERAL WELFARE BY REASON OF EXCESSIVE PRODUCTION OF TRAFFIC, NOISE, SMOKE, FUMES, GLARE OR ODORS.
THE PROPOSED USE WILL HAVE VEHICULAR APPROACHES TO THE PROPERTY WHICH ARE SO DESIGNED AS TO NOT TO CREATE AN INERFERENCE WITH TRAFFIC ON SURROUNDIN PUBLIC THOROUGHFARES.
PODELO THOROUGHFARES.
THE PROPOSED USE WILL BE CONSISTENT WITH THE OBJECTIVES OF THIS ZONING RESOLUTION AND THE SHAWNEE TOWNSHIP COMPREHENSIVE PLAN.
WHAT ALTERNATE WAYS OR MEANS HAVE I ACCOMPLISHED TO AVOID THIS VARAINCE?

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	CULTIES HAVE YOU ENCOUNTERED TO ATTEMPT TO JUSTIFY THE GRANTING OF THIS VARIANCE REQUEST?
IST <u>all p</u>	OPERTY OWNERS NAMES AND COMPLETE ADDRESSES FOR NOTIFICATION- LIVING FRONT, SIDE, REAR, AND CONTINGIOUS TO YOUR RESIDENCE:
F THE VA	QUIREMENT: Riance is concerning land use, road right of way or set back issues from roadway or property lines or if required by the Zo
	Y A <u>detailed site plan shall be submitted</u> . Site plans shall be computer or professionally designed and " <u>hand drawings</u> " will n
CCEPTE	),
1.	The Site Plan must show the following:
	□ A North arrow and scale.
	Proposed new building / structures / additions (all length and width dimensions).
	Indicate all existing structures and dimensions of those structures on site plan.
	□ Driveway and road access locations (existing and / or proposed). □ All setbacks clearly indicated (Front, Side Yards and Rear Property Line Measurements to Proposed Structure); Any Easements Identified, 2
	Copy of Deed
	□ Any Existing Deed Restrictions, HOA Rules & Regulations, or Neighborhood Covenants must be attached.
	□ All roadways front, side or rear areas of the impacted variance location to include (Street Width)
	□ Indicate the location of any Lakes, Ponds, Wetlands, Ravines, or Other Unusual Topography on the site.
	□ Floodplain and Flood Hazard Area must be clearly indicated on all lots containing applicable watercourses.
2.	<ul> <li>One-(1) Copy of the building / construction plans showing major details of the construction site, buildings, driveways, access points, length, width, and height structures, and setback distances from all property lines.</li> </ul>
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3. After the application has been submitted, a date will be set by the Board of Zoning Appeals to hear your case. As applicant and petitioner for this variance, you or your legal representative will be required to attend this hearing at the date, time, and location as set by the Board of Zoning Appeals Chairperson. You will need to present your case to the Board for consideration. Any witnesses, documents, or other relevant information is encouraged to be presented during the hearing. Cases are routinely held during the weekday in the evenings hours. Notices of your variance request will be sent to adjoining property owners by US Mail approximately 10 days prior to hearing date. Notice will also be posted one-(1) time in the legal section of the Lima Newspaper. The hearing by the Board of Zoning Appeals is held in the Shawnee Township Building, 2530 Ft. Amanda Road, Lima, Ohio (unless noted otherwise). All persons within the community either for or against your variance are free to attend this open and public hearing.

4.	The fee for the variance is required to be paid, PRIOR to the date and time of the hearing, a minimum of (48) HOURS IN ADVANCE. Contact Shawnee Township Zoning Office
	for specific fee amount. The fees include but not limited to case preparation, site inspections, document research, copying, certified mailings or US postal mailings,
	newspaper publication of this public hearing in Lima News in legal section(s), Board of Appeal Member reimbursement and other administrative expenses. Note, there is no
	refund of fees paid for this hearing should the variance be denied by the Board. If you fail to appear for the hearing or legal representative fails to attend in your absence the
	Board will dismiss the case. Make Check or Money Order Payable to SHAWNEE TOWNSHIP, in memo line indicate VARIANCE APPLICATION.
Legatify the	at the information contained in this application and supplement documentation is true and correct.

I certify that the information contained in this application and supplement documentation is true and correct.				
APPLICANT SIGNATURE:_	DATE:			