CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information		
Address:		
Parcel Number:		
Zoning:	Acres:	
Water Supply: ❑ City of Pataskala ❑ South West Licking ❑ On Site		
Wastewater Treatment: ❑ City of Pataskala ❑ South West Licking ❑ On Site		

Staff Use
Application Number:
Fee:
Filing Date:
Hearing Date:

Applicant Information		
Name:		
Address:		
City:	State:	Zip:
Phone:	Email:	

Documents
❑ Application
❑ Fee
❑ Narrative
❑ Site Plan
❑ Deed
❑ Address List
❑ Area Map

Owner Information		
Name:		
Address:		
City:	State:	Zip:
Phone:	Email:	

Variance Information
Request (Include Section of Code):
Describe the Project:

Documents to Submit
Variance Application: Submit 14 copies of the variance application.

Narrative Statement: Submit 14 copies of a narrative statement explaining the following:
• The reason the variance is necessary
• The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
    a) Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;
    b) Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;
    c) Whether the variance requested is substantial;
    d) Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;
    e) Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;
    f) Whether the variance, if granted, will be detrimental to the public welfare;
    g) Whether the variance, if granted, would adversely affect the delivery of governmental services;
    h) Whether the property owner purchased the subject property with knowledge of the zoning restriction;
    i) Whether the property owner's predicament can be obviated through some other method than variance;
    j) Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,
    k) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Site Plan: Submit 14 copies of a site plan to scale of the subject property indicating the following: • All property lines and dimensions • All existing and proposed buildings and structures. • Setbacks from property lines for all existing and proposed buildings, structures and additions • Easements and rights-of-way • Driveways • Floodplain areas • Location of existing wells and septic/aerator systems. • Any other information deemed necessary for the variance request
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.
Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.
Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

Signatures	
I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this variance request.	
Applicant:	Date:
Owner:	Date: