



CITY OF HURON

Zoning Department
413 Main Street
Huron, Ohio 44839
419-433-3544
419-433-4318 fax
www.cityofhuron.org



**CITY OF HURON
ZONING/BUILDING APPEAL
APPLICATION**

We, the undersigned, represent that we are the title owners of the following described property situated in the City of Huron, Ohio:

We further request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (state the variance)

We believe the request should be granted because of the following hardship which is created by the property:

Date: _____ Signed: _____

Fee Received: (\$150.00) _____
Date Received: _____
Hearing Date: _____

Request: Granted Emergency Provision Denied

Motion Made by: _____
Motion seconded by: _____
Motion: _____

Approved Under Section: _____



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Board Chairman: _____

Zoning Inspector: _____

THE BOARD OF BUILDING AND ZONING APPEALS (CITY OF HURON)

The City of Huron's Board of Appeals meets the second (2nd) Monday of every month at 7:30 PM., in the Council Chambers of the City Building, 417 Main street, Huron, Ohio.

To qualify for the Board's agenda, all required information and fees shall be submitted to the Office of the Huron Fire Chief, 417 Main St. Huron, Ohio, by 4:00 PM., on the first (1st) Monday of the month. (one (1) week prior to the regularly scheduled hearing date)

The information required to be submitted by the deadline is:

1. A complete plot plan of the subject property, drawn to scale on 8.5" x 11" paper, showing the location of all existing and proposed buildings and structures on the property, the distances between each and their distances to the property lines.
 2. A complete list of the names and addresses of the owners of all parcels within 100' of the exterior boundaries of the subject property.
 3. A completed Appeals application.
- The required \$150 filing fee drafted in favor of Huron City.

The following information was taken from:

OHIO PLANNING AND ZONING LAWS
HURON CITY ZONING RESOLUTION

and is used by the Board of Appeals on every request.

Use Variance and Area Variance Distinguished

A use variance permits land uses for purposes other than those permitted in the district, for example, a commercial use in a residential district. An area variance involves structural or lot restrictions; for example, the relaxation of setback lines.

The standards for granting a variance differ based on whether the variance sought is a use variance or an area variance.

The standard for a variance that relates solely to area requirements should be a lesser standard than that applied to variances that relate to use. An application for an area variance need not establish unnecessary hardship; it is sufficient that the application show practical difficulties. The lesser, practical difficulties standard applies in all area variance cases.

Practical Difficulties

A property owner seeking an area variance must establish practical difficulties in the use of his property. The factors to be considered and weighed in determining whether a property owner seeking an area variance has encountered practical difficulties in the use of his property include, but are not limited to:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
2. Whether the variance is substantial.
3. 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. Whether the variance would adversely affect the delivery of governmental services (*for example, water, sewer, garbage*).
5. Whether the property owner purchased the property with knowledge of the zoning restriction or if the need for the variance is "self-imposed". (The owner created the situation)
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.