

**THE BOARD OF BUILDING AND ZONING APPEALS
APPLICATION PACKET 2020**

The City of Huron’s Board of Building and Zoning Appeals meets the second (2nd) Monday of every month at 6:30p.m. in the Council Chambers of the City Building, 417 Main Street, Huron, OH 44839.

To qualify for the Board’s agenda, all required information and fees shall be submitted to the Zoning Office, 417 Main Street, Huron, OH 44839 by 4:00pm no later than the Wednesday two weeks prior to the regularly scheduled hearing date. Applicants have the burden of providing testimony and evidence in support of the request. Please review the attached information sheet regarding Ohio Planning and Zoning Law and the City of Huron Zoning Code relative to the basis of your request.

The information required to be submitted by the deadline:

- A completed and signed Appeals application.
- A complete plot plan of the subject property, drawn to scale on an 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 and elevations. Stake out the proposed area for any structures/additions.
- A complete listing of property owners and addresses within 100’ of the parcel.
- \$150.00 non-refundable filing fee made payable to the City of Huron.

Incomplete application packets will not be accepted. Please note, the city is required to prepare and mail notifications to neighboring properties located within 100’ of the parcel to inform them of the application and meeting information.

2020 BZA Meeting Dates

Application Deadline

January 13	January 1
February 10	January 29
March 9	February 26
April 13	April 1
May 11	April 29
June 8	May 27
July 13	July 1
August 10	July 29
September 14	September 2
October 12	September 30
November 9	October 28
December 14	December 2

INFORMATION FOR THE APPLICANT
PLEASE REVIEW BEFORE COMPLETING AN APPLICATION

OHIO PLANNING AND ZONING LAW AND THE CITY OF HURON ZONING CODE

This information is used by the Board of Appeals in consideration of each 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:

(The Seven (7) Way Test-Duncan vs The Village of Middlefield)

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.

Unnecessary Hardship

The enabling act is specific in authorizing a variance only where, owing to special conditions, a literal enforcement of the zoning resolution will result in unnecessary hardship. Under these acts, variance must be based upon evidence that literal application of zoning regulations on a specific parcel of property will result in an unnecessary hardship unique to that property, and that the granting of a variance would serve the spirit of the zoning regulation.

Through an extensive series of court cases, a set of tests has evolved to determine the presence of unnecessary hardships. These are the kinds of standards that ought to be incorporated into any zoning resolution dealing with variances.

1. The courts have ruled that the required use must remove all profitable use from the land, or in other words, the applicant's supposed hardship cannot be one of economics alone.
2. The hardship must result from circumstances affecting a particular and unique piece of land, and not from a general condition throughout the neighborhood. The application should be denied on the basis that any hardship is common to the entire area and not just to the applicant's property. The hardship must be unique and not general. In this case, proper remedy was a rezoning through the regular amendment procedure.
3. A variance must not alter the essential character of a neighborhood.
4. 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.
5. Any hardship must result from the requirements of the zoning resolution and not from the applicant's own actions. For instance, a variance request is properly denied when the applicant knowingly bought a piece of land too small for his intended use of the land or he created the situation.
6. A variance must not be contrary to the public interest, even if a hardship can be established.

**CITY OF HURON
417 MAIN STREET, HURON, OH 44839**

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

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

Applicant's Name _____
Property Owners' Name: _____
Address: _____
City, State, Zip: _____
Phone Number _____

Location of Project:

Lot/Parcel #: _____
Address: _____ Huron, OH 44839.

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 specific details of the variance being requested)

Area/Size Variance Questionnaire

1. The property in question [will/will not] yield a reasonable return and there [can/cannot] be a beneficial use of the property without the variance because

2. The variance is [substantial/insubstantial] because

_____.

3. The essential character of the neighborhood [would/would not] be substantially altered or adjoining properties [would/would not] suffer a substantial detriment as a result of the variance because

4. The variance [would/would not] adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).

5. The applicant purchased the property [with/without] knowledge of the zoning restriction.
6. The applicant's predicament feasibly [can/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/would not] be observed and substantial justice [done/not done] by granting the variance because

We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)

CONSENT TO ACCESS PROPERTY I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: _____ Signed Applicant _____

Date: _____ Signed Property Owner _____
(REQUIRED)

ZONING DEPT. USE ONLY

Date received: _____ Plans attached _____ \$150 filing fee: _____

Comments _____

Hearing Date: _____

Request:	Granted as presented	Granted with conditions
	Emergency Provision	Denied