

BOSTON TOWNSHIP ZONING

1775 MAIN STREET PO BOX 123 PENINSULA, OH 44264 330-657-2601 Fax: 330-657-2396
www.bostontownship.org

-Zoning Variance Application-

BZA File No: _____	Date Filed: _____	Filing Fee Paid: _____
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Applicant Data

Name: _____

Company Name: _____

Address: _____

Telephone No.: _____

Property Data

Zoning District: _____

Corner Lot: ☐ Yes ☐ No Note: Corner lots are required to meet the front setback on both streets.

Property Address: _____ Parcel No. _____

Allotment Name _____ Lot No. _____

Owner(s): _____

Owner Address:

Telephone No.:

Variance(s) Requested

Below list the specific section(s) from the Boston Township Zoning Resolution from which the variance is being sought, a description of each variance being sought, and explain the practical difficulty justifying the application for each variance being sought.

1. Section: _____ Description: _____

Practical Difficulty: _____

2. Section: _____ Decription _____

Practical Difficulty: _____

3. Section: _____ Decription _____

Practical Difficulty: _____

4. Section: _____ Decription _____

Practical Difficulty: _____

Regarding Practical Difficulty

The factors to be considered and weighed to determine whether a property owner has encountered practical difficulties to a variance are (but not limited to) the following:

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 substantial detriment as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental services;
5. Whether the property owner purchased the property with knowledge of the zoning restrictions;

6. Whether the property owner's predicament feasibly can be obviated (solved) through some method other than a variance;
7. Whether the spirit and intent behind the zoning requirements would be observed and whether substantial justice would be done by granting a variance.

The applicant is further directed to variance procedures and criteria to be considered in reviewing any zoning variance request as is set forth in the Boston Township Zoning Resolution.

Contiguous Property Owners List (name & tax mailing address)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

_____ 1. Right of Revocation - It is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would cause a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.

_____ 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).

_____ 3. On County Roads you are required to obtain a culvert permit from the Summit County Engineer's Office (330-643-2850).

_____ 4. On Boston Township Roads a charge will be made for a Road Entry Permit. Additionally a culvert permit fee deposit will be required to assure that roadway culverts are installed in accordance with township regulations and requirements. Contact Boston Township (330-657-2600) to obtain the necessary applications and documents.

_____ 5. The applicant agrees to abide by the Ohio Revised Code Sections 5589.08 , 5589.10, and 5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant

_____6. There may be deed restrictions on the property that differ from the Boston Township Zoning Regulations, Please check your deed to make sure that any proposed project meets any restrictions that may be in effect

_____7. The applicant agrees to abide by the Ohio Fire Code, Article 3(1301:7-7-03), Section F-30LO, and the appropriate section of the Ohio Revised Code pertaining to open burning. No open burning is permitted without first obtaining appropriate permits from the Ohio Environmental Protection Agency, Akron Office, and the Valley Fire District. The applicant also agrees to abide by Sections F-409.1 and F409.2.2 of the Ohio Fire Code pertaining to portable fire extinguishers during construction operations.

_____8. The variance zoning certificate shall become void at the expiration of one (1) year after date of issuance, unless the structure or alteration thereof is started, or within two (2) years after the date of issuance, unless the structure or alteration is completed.

_____9. Prior to the issuance of a zoning certificate for any permitted or conditionally permitted use listed in Chapter 7 of the Boston Township zoning resolution, or the issuance of a variance, a site plan shall be prepared, submitted for review, and acted upon, all as specified in Chapter 8 of the Boston Township zoning resolution.

_____10. **All tenants and/or occupants are required to obtain a business use certificate from the zoning office prior to occupancy.**

Applicant signature: _____ **Date:** _____

Land Owner signature: _____ **Date:** _____

Agent signature: _____ **Date:** _____

Fee (make check payable to Boston Township)

October 28, 2009