



City of Avon

36600 Detroit Road · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

AVON BOARD OF ZONING & BUILDING APPEAL APPLICATION

Date _____ ZBA Log # _____ Fee: \$150 plus \$10 per neighbor notified

Name _____ Phone _____
Address _____
Signature _____ Email _____

Owner Information

Name _____ Phone _____
Address _____
Signature _____ Email _____

Property Information

Address _____ Current Zoning _____
Describe Proposed Improvement _____
Variance Requested _____

Granting of permit is HERBY REJECTED as it would in violation of Avon Codified Ordinance:

Chapter _____ Section _____
Remarks _____
Zoning Enforcement Officer _____ Date _____

The **Board of Zoning & Building Appeals** will review the above request for variance provide the applicant files a Notice of Appeal with the Zoning Enforcement Officer within thirty (30) days from the date of rejection. The Board of Zoning & Building Appeals shall meet to review this request within thirty (30) days of filing the Notice of Appeal. The applicant will receive notice of the Appeal Hearing.

ACTION BY BOARD OF ZONING & BUILDING APPEALS

APPROVED _____ DENIED _____ OTHER _____
COMMENTS _____

SIGNATURE OF CHAIR _____ DATE _____

For an appeal to be granted, the Board must have specific information from each presentation. Financial problems are not considered a hardship under Charter. To determine eligibility, please answer the following questions:

1. What specific conditions or circumstances exist which are peculiar to the land or structure involved that would deprive the owner of reasonable use of the land without a variance? Do the special conditions or circumstances exist as a result of actions of the owner?

2. How is the granting of this variance necessary for reasonable use of this property? Explain how this is the minimum variance that will accomplish this purpose.

3. Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer substantial detriment as a result of this variance?

4. Did the property owner or applicant purchase the property with knowledge of the zoning requirements, and will the spirit and intent behind the zoning requirement be observed and substantial justice be done by granting the variance?

BEFORE presenting any evidence, each person must be sworn in and state his or her name and address. If appeal is granted it is valid for one year.

AUTHORIZATION FOR PROPERTY ACCESS

I authorize members of the City of Avon Building, Planning, and Zoning Departments access to my property for the limited purposes of photographing and inspecting the area by the variance requested in this application and verification of the project dimensions.

Any dog(s) on the property? ☐ Yes ☐ No

PLEASE PRINT OR TYPE:

APPLICANT/AGENT NAME _____

PROPERTY ADDRESS _____

DAYTIME TELEPHONE # _____

APPLICANT/AGENT SIGNATURE

DATE _____

AVON BOARD OF ZONING & BUILDING APPEALS

NOTICE: If you belong to a Homeowners Association or your property is in a subdivision that has deed restrictions, you will be required to show, in writing, that your proposed improvement does not violate those restrictions. You can obtain this information from your association or your developer your subdivision.

APPLICATION REQUIREMENTS:

1. Name, Address, phone number, and email of applicant
2. Proof of ownership, legal interest, or written authority
3. Description of property or portion thereof
4. Description or nature of variance requested
5. Narrative statements establishing and substantiating the justification for the variance
6. Site plans (no larger than 11x17 if possible), floor plans, elevations, and other drawings at a reasonable scale to convey the need for the variance.
7. Payment of the application fee established by Ordinance.
8. A list of all property owners immediately adjacent to, adjoining, abutting, and directly across the street from the property for which the variance is proposed, including their addresses. If you need assistance, please contact the Planning Department at (440) 937-7823.
9. Any other documents deemed necessary by the Zoning Enforcement Officer

If you have any questions, contact Jill Clements, Zoning Enforcement Officer at (440) 937-7810 or at JClements@cityofavon.com.