



City of Canal Winchester

45 E Waterloo Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 6/20/2023

PROPERTY OWNER

Name _____

Address _____

Daytime Phone _____ Email _____

APPLICANT

Name _____

Address _____

Daytime Phone _____ Email _____

Address of Subject Property _____

Current Zoning _____ Variance Request to Section _____

Requested Variance _____

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Property Owner's or Authorized Agent' Signature

Date

DO NOT WRITE BELOW THIS LINE

Date Received: ___ / ___ / _____

Fee: \$ _____
Paid

Historic District: ___ Yes ___ No

Preservation District: ___ Yes ___ No

Date of Action: ___ / ___ / _____

Application ___ No

Expiration Date: ___ / ___ / _____

Approved: ___ Yes

___ Yes, with conditions

Tracking Number: VA - _____

Variance Application Attachment
Required Materials per Section 1147.02 (c)

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).
2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.
3. The nature of the variance required to include what provisions of the Zoning Code are affected.
4. A statement pertaining to and explaining the relation of the variance(s) requested to the following criteria for approval as listed under Section 1147.03:
 - A. That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
 - B. That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
 - C. That the special conditions and circumstances do not result from the actions of the applicant.
 - D. That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
 - E. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
 - F. That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
 - G. That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
5. A list of all property owners within, contiguous to and directly across the street from the property(s) in question. The list of addresses may correspond to the County Auditor's current tax list.
6. A plot plan to show the following:
 - A. Boundaries and dimensions of the property and the size and location of all proposed and existing structures.
 - B. The nature of the special conditions or circumstances.
 - C. The proposed use of all parts of the lot and structures.
 - D. The use of land and location of structures on adjacent properties.
 - E. Such additional information as may be required by the Zoning Code and/or requested by the Planning & Zoning Administrator or the Planning & Zoning Commission.