



## CLARIDON TOWNSHIP ZONING REGULATIONS

### APPENDIX A: FORMS

### NOTICE OF APPEAL (VARIANCE)

structures on the lot or of any addition or structural alteration to existing buildings or structures.

6. The setback (in feet) from all lot lines of proposed buildings or structures on the lot or of any addition or structural alteration to existing buildings or structures.
  7. The height (in feet) of existing buildings or structures on the lot.
  8. The height (in feet) of proposed buildings or structures on the lot or of any addition or structural alteration to existing buildings or structures.
  9. The name and location of the existing road(s), public and private, adjacent to the lot.
  10. The number of dwelling units existing (if any) and proposed for the lot.
  11. The location, dimensions (in feet), and number of parking spaces existing (if any) and proposed.
  12. For commercial and restricted industrial uses: the location, dimensions (in feet), and number of loading/unloading spaces.
  13. The location and dimensions (in feet) of any existing or proposed easements on the lot.
  14. The location and description of existing and proposed landscaping and buffer areas on the lot.
  15. The existing topography of the lot, at contours intervals of two (2) feet, and a final grading plan.
  16. The location of any exterior lighting fixtures, their maximum lumens and documentation that they are, and will be installed as, full cutoff fixtures.
  17. For commercial and industrial uses: the location and dimensions of any exterior display, sales, or storage areas on the lot.
  18. The location and dimensions of a fire protection pond and dry hydrant, if applicable.
- K. For an appeal requesting a variance to sign regulations, provide the following information:
1. Attach two (2) copies of a drawing, drawn to scale and dated, showing:
    - a. The dimensions (in feet) of the sign.
    - b. The area of the sign (per sign face) in square feet.
    - c. The location of the sign on the building, structure, or lot including dimensions (in feet) from the front lot lines.
    - d. The height (in feet) of the sign.
    - e. The method of illumination, if any.
    - f. The dimensions of the lettering and/or the elements of the matter displayed (e.g. a logo).
- L. Provide a copy of the driveway culvert pipe permit issued by the appropriate governmental authority, if applicable.
- M. Documentation shall be provided that the appropriate governmental agency has approved the sewage treatment facility to serve the proposed use on the lot.
- N. Two (2) copies of an erosion control plan as required by Section 400.03 of this resolution or written documentation of plan approval from the Geauga Soil and Water Conservation District.
- O. Provide the following additional information:

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1. State the exact nature of the variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. Provide the specific zoning regulations from which a variance is requested: \_\_\_\_\_  
\_\_\_\_\_
  
3. Written justification for the requested variance shall be made. If the request is for a "use" variance, responses to the following questions shall be provided:
  - a. Whether there are conditions that are unique to this lot, and not ordinarily found in the same zone or district? \_\_\_\_\_  
\_\_\_\_\_
  - b. Did the applicant create these conditions? \_\_\_\_\_  
\_\_\_\_\_
  - c. Whether the variance would adversely affect the rights of adjacent owners? \_\_\_\_\_  
\_\_\_\_\_
  - d. Whether the variance would adversely affect the public health, safety or general welfare? \_\_\_\_\_  
\_\_\_\_\_
  - e. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance? How? \_\_\_\_\_  
\_\_\_\_\_
  - f. Whether the requested variance is the minimum action, which would afford relief to the applicant? \_\_\_\_\_  
\_\_\_\_\_
  - g. What other economically viable use of the lot could be made within this zoning district? \_\_\_\_\_  
\_\_\_\_\_
  
4. Written justification for the requested variance shall be made. If the request is for an "area" variance, responses to the following shall be provided:
  - a. Whether the lot in question will yield a reasonable return or whether there can be any beneficial use of the lot without the variance. \_\_\_\_\_  
\_\_\_\_\_
  - b. Whether the variance is substantial. \_\_\_\_\_  
\_\_\_\_\_
  - c. 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. \_\_\_\_\_  
\_\_\_\_\_

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- d. Whether the variance would adversely affect the delivery of governmental services.  
\_\_\_\_\_
- e. Whether the lot owner purchased the property with the knowledge of the zoning restriction.  
\_\_\_\_\_
- f. Whether the lot owner's predicament feasibly can be obviated through some method other than a variance. \_\_\_\_\_
- g. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. \_\_\_\_\_

I hereby certify that all of the information supplied in this application and attachments hereto are true and correct to the best of my knowledge, information, and belief.

I hereby acknowledge that I understand that the penalty for falsification is imprisonment for not more than six (6) months, or a fine of not more than one thousand dollars (\$1,000.00), or both.

\_\_\_\_\_  
Appellant's Signature

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Date

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FOR OFFICIAL USE ONLY

Application Number: \_\_\_\_\_

Zoning Certificate Application Number: \_\_\_\_\_

Date Notice Filed with Zoning Inspector: \_\_\_\_\_

Date Notice Filed with Board of Zoning Appeals: \_\_\_\_\_

Date of Notice to Parties in Interest: \_\_\_\_\_

Date of Notice in Newspaper: \_\_\_\_\_

(provide name of newspaper)

Date of Public Hearing: \_\_\_\_\_