

**PLEASANT TOWNSHIP ZONING
BOARD of ZONING APPEALS
3005 Lancaster-Thornville Road
Lancaster, Ohio 43130**

**STATEMENT of HARDSHIP
5.203 Variance**

The Board of Zoning Appeals shall have the power to authorize upon appeal in specific cases, filed as hereinafter provided, such variances from the provisions or requirements of this resolution as will not be contrary to the public interest, but only in the case of exceptional conditions, involving irregular, shallow, or steep lots, or other exceptional physical conditions, whereby strict application of such provision or requirements would result in practical difficulty and unnecessary hardship that would deprive the owner of the reasonable use of the land and buildings involved but in no other case. Provided, however, no variances from the strict application of any provision of this resolution shall be granted by the Board unless it finds, beyond reasonable doubt, that all the following facts and conditions exist:

- A. That there are special circumstances or conditions, fully described in the Board's decision, applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that such circumstances or conditions are such that strict application of the provisions of this code would result in practical difficulty and unnecessary hardship and deprive the applicant of the reasonable use of the land and building.
- B. That the variance as granted by the Board is the minimum variance that will accomplish the reasonable use of the subject land or building.
- C. That the granting of the variance will be in harmony with the general purpose and intent of this resolution and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its' findings, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.
- D. That the condition or situation of the specific piece of property, or the intended use of such property, for which the variance is sought (one or the other or in combination) is not of so general or recurrent a nature as to make reasonably practicable the formulation as a part of this code of a general regulation for such condition or situation.

I have read Section 5.203, Variance, and believe by application for relief from the requirements of the zoning resolution satisfies the four criteria for a variance in the following ways:

(See attached)

Applicant's Signature _____

Date _____