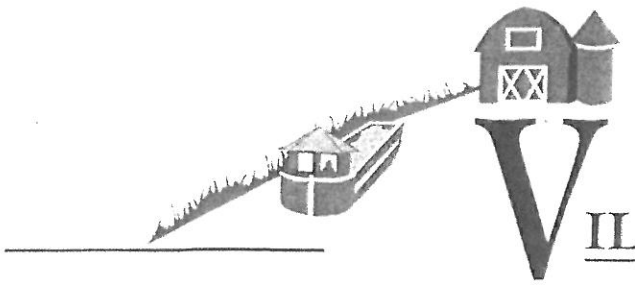

VILLAGE of VALLEY VIEW

BUILDING DEPARTMENT

APPLICATION FOR PLANNING COMMISSION

In accordance with the provisions of the Codified Ordinances of the Village of Valley View, Ohio, I hereby apply to the Valley View Planning Commission for approvals, improvements, and/or variances applicable to the subject property.

(Please print or type all information)

Name of Applicant: _____

Mailing Address: _____

Phone Number: Home _____ Business _____

Firm Name: _____ Agent For: _____

Name of Property Owner: _____

Mailing Address: _____

Phone Number: Home _____ Business _____

1. Location Description:
   Address of Property: _____
   Permanent Parcel No(s) _____
2. Existing zoning designation of the subject property: _____
3. Existing use of the subject property: _____
4. Proposed use of the subject property: _____
5. Project or Building Name: _____
6. Explain the Proposed Project: _____
7. State your Request: _____

8. Nature of the Variance(s): _____

_____

_____

_____

_____

9. Provide a list of all abutting property owners with their complete names and mailing addresses.

   a. **PLEASE NOTE:** Failure to accurately list all abutting property owners may result in return of the variance application for completion and may delay process until the following months meeting.

- _____

  _____

- _____

  _____

- _____

  _____

- _____

  _____

- _____

  _____

10. This application involves the following modifications of the Village of Valley View Ordinances: Section(s):

_____

_____

_____

_____

_____

_____

_____

_____

11. Justification of Variance: In order for a variance to be granted, the applicant **must state and substantiate** the claim that each of the four following conditions exists. The Planning Commission shall approve or disapprove based on the validity of the statements. Please address the following statements on a separate page, in a print or typed letter format. Your comments will be the basis for your request of applying for a variance.

- When the literal application of the provisions of this Zoning Code would result in unnecessary hardships peculiar to the property involved and not based on conditions created by the owner. A theoretical loss or limiting possibilities of economic advantage are general hardships, not unnecessary hardships;

- Where other exceptional circumstances or conditions (such as topographical or geological conditions or the type of adjoining development) are applicable only to the property involved or the intended use of the property and do not apply to other property within the same zone, unless the same exceptional circumstances prevail;

- Where granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located; and

- Where the granting of a variance will not be contrary to the general purpose, intent and objectives of this Zoning Code.

_____

_____

_____

_____

_____

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_____

12. Attachments and additional information required:

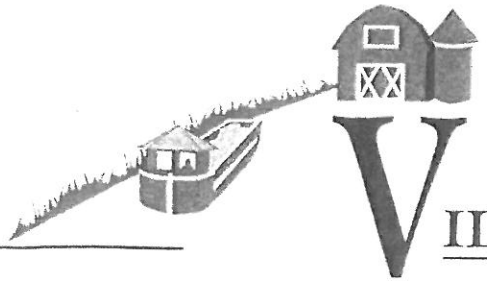
    - Eighteen (18) copies of plans drawn to scale, preferably 11 inches by 17 inches, must accompany this application along with an electronic copy of full size drawings and one full size scale drawing including all materials provided to the planning commission, showing dimensions and shape of lot, the size and location of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the subject property.

13. Submittal of this application does not imply nor guarantee approval by the Village of Valley View Planning Commission. Approval or denial of any application is at the sole discretion of the Village of Valley View Planning Commission. It is recommended that a representative for the applicant be present at the scheduled public hearing.

I certify that the information contained in this application and its supplements is true and correct.

_____ _____

Applicant Signature Date



A Part of History A Place to Call Home

VILLAGE of VALLEY VIEW

BUILDING DEPARTMENT

For Official Use Only

Village of Valley View Planning Commission

Date of Notice of abutting Property Owners: _____

Decision of Planning Commission: _____

If approved, the following conditions and safeguards were prescribed:

1. _____

2. _____

3. _____

4. _____

5. _____

If denied, reason for denial: _____

_____

_____

_____