

Village of Terrace Park

Building Department

428 Elm Avenue

Terrace Park, Ohio 45174

Phone: (513) 831-2138 Fax: (513) 831-9236 Cell: (513) 675-3640

Variance Request Form

Project Address: _____

Agent/Applicant: _____ Date: _____

Project Designer: _____

Type of Variance Requested: _____

1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance?

2) Is the variance substantial?

3) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance?

4) Would the variance adversely affect the delivery of governmental services (i.e., water, sewer, garbage, etc)?

5) Did the property owner purchase the property with knowledge of the zoning restrictions?

6) Can the property owner's predicament feasibly be obviated through some method other than a variance?

7) Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

