

CITY OF CELINA  
APPLICATION, for  
**ZONING VARIANCE or APPEAL**  
Proposed use: \_\_\_\_\_

Fee: **\$ 50.00**  Paid

Date filed: \_\_\_\_\_  
Zoning district: \_\_\_\_\_

Address of property: \_\_\_\_\_  
Lot # and subdivision: \_\_\_\_\_  
Owner's name: \_\_\_\_\_  
Owner's address: \_\_\_\_\_  
\_\_\_\_\_  
Owner's phone: \_\_\_\_\_

Hearing date(s) \_\_\_\_\_  Approved  Denied  See BZA decision for conditions

The Zoning Permit Application you applied for on \_\_\_\_\_ was denied by the Zoning Inspector because it conflicts with the requirements of Section(s) \_\_\_\_\_ of the Zoning Ordinance of the City of Celina.

Specifically, the Regulations require \_\_\_\_\_

You have proposed \_\_\_\_\_

By submitting this Application, you are requesting that the Board of Zoning Appeals (check only one)

- grant a Variance to these Regulations
- decide an appeal in which you allege that there is an error in an order, requirement, decision, interpretation or determination made by the Zoning Inspector.

The Board of Zoning Appeals may hear and decide appeals and authorize such Variances from the Provisions or Requirements of the Zoning Ordinance as will not be contrary to the public interest. In authorizing a Variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objectives of the Zoning Ordinance. On appeal, the Board may grant a Variance in the Application of the Provisions of the Zoning Ordinance only if all of the following findings are made:

- A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical, or other physical conditions present on the subject property;
- B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the Provisions of the Zoning Ordinance, and that the authorization of a Variance is therefore necessary to enable the reasonable use of the property;
- C. That the unnecessary hardship has not been created by the appellant;
- D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare;
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

**See Reverse Side for Further Instructions**

**For your application to be considered complete, the following must be attached:**

- A survey by a person licensed in the State of Ohio to perform land surveys.

A statement demonstrating that the requested variance conforms to the standards A - E above.

***Is proposed development located in a Floodplain (per City of Celina's current Flood Insurance Rate Map)?  YES  NO***  
***If yes the applicant must successfully obtain a Floodplain Development Permit from the Celina Engineering Office before a Zoning Permit can be issued.***

**Fire Department**

**Review** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FIRE CHIEF** \_\_\_\_\_  
**Doug Kuhn** **Date**

**ZONING INSPECTOR** \_\_\_\_\_