



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

BOARD OF ZONING APPEALS APPLICATION

A. APPLICANT INFORMATION

NAME: _____ PHONE: () _____ -

ADDRESS: _____

CITY/ST/ZIP _____

EMAIL: _____

B. PROPERTY INFORMATION

PROPERTY OWNER:

PROPERTY ADDRESS: _____

CITY/ST/ZIP _____

SECTION _____ TOWN _____ RANGE _____ PARCEL ID# _____



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D. PURPOSE OF APPLICATION

_____ REQUEST CONDITIONAL USE (PAGE 3)

_____ REQUEST A VARIANCE FROM THE ST BERNARD ZONING CODE (PAGE 4-6)

MOST COMMON VARIANCE REQUESTS

___ FENCES ___ SETBACKS ___ SIGNAGE ___ ACCESSORY STRUCTURE

___ OTHER (EXPLAIN BELOW)

_____ APPEAL STAFF INTERPRETATION OF THE ZONING ORDINANCE (PAGE 7)

I hereby certify that all the statements, submitted information and drawings to be factual and representative of the existing and proposed conditions of the property relative to this application. I agree to comply with the Liberty Township Resolution and the conditions placed upon the property by the Liberty Township Board of Zoning Appeals in regards to the use of this property. I understand that all information submitted with this application will be assumed to be correct and the Applicant shall assume responsibility for any errors and/or inaccuracies resulting in an improper application.

Printed Name: _____ **Date:** _____

Applicant Signature: _____



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VARIANCE REQUEST

REQUIRED: VARIANCE FINDINGS OF THE BZA: No variances of the provisions or requirements of the St Bernard Zoning Code shall be authorized by the BZA unless the BZA finds that practical difficulties exist sufficiently to warrant a variance. In making this determination the Board shall consider and weigh the following factors: Please address each item below in the space provided.

i. Will the property yield a reasonable return or can there be a beneficial use of the property without the Variance?

ii. Is the Variance substantial?

iii. Would the Variance cause a substantial alteration in the essential character of the neighborhood or cause a substantial detriment to the adjoining properties?



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iv. Would the Variance adversely affect the delivery of governmental services?

v. Did the property owners purchase the property with the knowledge of the zoning restriction?

vi. Could the problem be solved in some other manner other than the granting of the variance?

vii. Would the Variance preserve the spirit and intent of the zoning requirement and substantial justice be done by granting the variance?



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