



HOWLAND TOWNSHIP

Board of Zoning Appeals – Riparian Setback Variance Application

205 Niles-Cortland Road NE
Warren, Ohio 44484
Phone: (330)856-5223 Fax: (330)609-5148

NOTE: Applicants are encouraged to contact the Zoning Department for assistance and to discuss the Variance processes prior to submitting a formal application.

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| FOR OFFICE USE ONLY: | | |
| Receipt Number: | Application Number: | BZA Date: |
| Amount Received: | Date Received: | BZA Action: |
| Type of Request: | | |
| N, S, E, W (Circle) Side of (Street): | | |
| Approximate Distance to Nearest Intersection: FEET, N, S, E, W (Circle) from Nearest Intersection (see below) | | |
| Nearest Intersection: AND | | |

I. PROPERTY INFORMATION: *This section MUST be completed.*

| | |
|-----------------------|----------------------|
| Property Address: | |
| Tax/Parcel ID Number: | Parcel Size (Acres): |

II. NATURE OF THE VARIANCE: *Please attach additional sheets, if necessary.*

Please describe the variance(s) requested:

III. REASONS FOR THE VARIANCE: *In order for the Board to fully consider all aspects of a request for variance, the applicant should provide, in writing, any information, reasons, or justification that will allow the Board to agree with the following statements:*

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| 1) The natural vegetation of the property as well as the percentage of the parcel that is in the riparian setback. |
| 2) The extent to which the requested variance impairs the flood control, erosion control, water quality protection, or other functions of the Riparian Setback. This determination shall be based on the technical recommendation made by the Trumbull Soil and Water Conservation District or other conservation resource agencies. |
| 3) The degree of hardship, with respect to the use of a property or the degree of practical difficulty with respect to maintaining the Riparian Setback as established in this regulation, placed on the landowner by this regulation and the availability of alternatives to the proposed structure or use. |
| 4) Soil-disturbing activities permitted in the Riparian Setback through variances should be implemented to minimize clearing to the extent possible and to include Best Management Practices necessary to minimize erosion and control sediment. |

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| 5) | The presence of significant impervious cover, or smooth vegetation such as maintained lawns, in the Riparian Setback compromises its benefits to Howland Township. Variances should not be granted for asphalt or concrete paving in the Riparian Setback. Variances may be granted for gravel driveways when necessary. |
| 6) | Whether a property, otherwise buildable under the ordinances of Howland Township, will be made unbuildable because of this regulation. |
| 7) | The granting of the variance is for a compelling reason and not simply because the applicant's plans conflict with Zoning Resolution requirements when reasonable alternatives are available. |
| 8) | The granting of the variance is not solely for economic benefit to the applicant. |

IV. PLEASE SUBMIT THE FOLLOWING: *Please submit all plans in small scaled (11x17 or legal) format.*

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| <input type="checkbox"/> | ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND ONE DIGITAL COPY. |
| <input type="checkbox"/> | A LEGAL DESCRIPTION OF THE PROPERTY. |
| <input type="checkbox"/> | A TAX PARCEL ID MAP indicating surrounding property owners and parcel numbers for parcels within 150 feet of the site. These must be acquired from the Trumbull County Auditor's Office. |
| <input type="checkbox"/> | A SCALED SITE/STAKING PLAN, SHOWING: <ul style="list-style-type: none"> a. The boundaries of the lot with dimensions. b. The locations of all designated watercourses. c. The limits, with dimensions, of the Riparian Setbacks. d. The existing topography at intervals of two (2) feet. e. The location and dimensions of any proposed structures or uses, including proposed soil disturbance and in relationship to all designated watercourses. f. North arrow, scale, date, and stamp bearing the name and registration number of the qualified professional who prepared the site plan. g. Other information may be necessary for Howland Township to ensure compliance with this regulation. |
| <input type="checkbox"/> | A SCALED, ARCHITECTURAL ELEVATIONS (IF APPLICABLE) with proposed materials noted. |
| <input type="checkbox"/> | FILING AND PUBLIC NOTIFICATION FEE. See Howland Township fee schedule for listing. The applicant shall also be responsible for Public Notification costs incurred by the Township. |

V. CONTIGUOUS PROPERTY OWNERS: *Please attach additional sheets, if necessary.*

The *Ohio Revised Code* requires notification to surrounding property owners of pending applications under public review. Please list neighboring property owners within **150 feet** of the perimeter of the property. Information must be in accordance with the Trumbull County Auditor's current tax list. The Trumbull County Auditor can be reached via phone at (330) 675-2420. Electronic lists are encouraged.

| PROPERTY OWNER (not Mortgage Company or Tax Service) | MAILING ADDRESS | CITY, STATE, ZIP CODE |
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VI. PROPERTY OWNER: *This section MUST be completed.*

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| Current Property Owner: | |
| Mailing Address (Street, City, State, Zip Code): | |
| Phone Number: | Fax Number: |
| E-mail or Alternate Contact Information: | |

VII. REPRESENTATIVE(S) OF OWNER: *Please complete, if applicable. Attach sheets for additional representatives.*

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|---|-------------|
| Representative (Tenant, Contractor, Architect, etc.): | |
| Mailing Address (Street, City, State, Zip Code): | |
| Phone Number: | Fax Number: |
| E-mail or Alternate Contact Information: | |

VIII. AUTHORIZATION TO VISIT PROPERTY: Site visits to the property by Township representatives are essential to process this application. The Owner, as notarized below, hereby authorizes Township representatives to visit, photograph, and post a notice on the property described in this application.

IX.

AUTHORIZATION FOR OWNER REPRESENTATIVE: Please complete and notarize, if applicable. Attach sheets for additional representatives.

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| I/We, _____, the owner(s), hereby authorize _____ to act as my/our representative in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative. | |
| Signature of Current Property Owner: | Date: |

Subscribed and sworn to before me this _____ day of _____, 20____

State of _____ Notary Public

County of _____

X.

APPLICANT'S AFFIDAVIT: This section MUST be completed and notarized.

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| I/We, _____, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits, and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief. | |
| Signature of Current Property Owner: | Date: |

Subscribed and sworn to before me this _____ day of _____, 20____

State of _____ Notary Public

County of _____