



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

ZONING BOARD OF APPEALS

REQUIREMENTS and MEETING DATES

All items **MUST** be submitted with completed application and fee.

1. **Board of Zoning Appeals Application** and fee.
 - a. Residential: \$100
 - b. Commercial: \$200
2. **Site plan** depicting the following:
 - a. Property address, property lines, and dimensions
 - b. Location of main and accessory structures including property line setbacks
 - c. Location of the variance or request for special approval
3. A **written statement** describing the nature or reason for the variance request. The Board shall review each application for a variance to determine if it complies with the purpose and intent of this Zoning Code and evidence demonstrates that the literal enforcement of this Zoning Code will result in practical difficulty or unnecessary hardship. See page two for types of variances.
4. **Nine (9) hard copies** of the application, plans, and supporting information shall be submitted to the Building Department by the due date indicated on the BZA meeting schedule.
5. **Identification** of all owners of all property abutting in any direction to the property(ies) of the appellant.
6. **Authorization** by the property owner.

**The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month in Council Chambers at Macedonia City Hall located at 9691 Valley View Road. Meeting dates are subject to change.
Contact the Building Department at (330) 468-8364.**



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Area Variance.

The following factors shall be considered and weighed by the Board to determine practical difficulty:

- a. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions.
- b. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- c. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- d. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- e. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- f. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- g. Whether special conditions or circumstances exist as a result of actions of the owner;
- h. Whether the property owner's predicament feasibly can be achieved through some method other than a variance;
- i. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance;
- j. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district; and
- k. Whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Use Variance.

The applicant must demonstrate such hardship by clear and convincing evidence that all of the following criteria are satisfied:

- a. The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;
- b. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
- c. The hardship condition is not created by actions of the applicant;
- d. The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
- e. The granting of the variance will not adversely affect the public health, safety or general welfare;
- f. The variance will be consistent with the general spirit and intent of the Planning and Zoning Code; and
- g. The variance sought is the minimum that will afford relief to the applicant.



Service



Commitment



Pride





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BOARD OF ZONING APPEALS

Meeting Dates

2021 MEETING DATES	DEADLINE FOR SUBMITTAL
January 20, 2021	December 18, 2020
February 17, 2021	January 22, 2021
March 17, 2021	February 19, 2021
April 21, 2021	March 26, 2021
May 19, 2021	April 23, 2021
June 16, 2021	May 21, 2021
July 21, 2021	June 25, 2021
August 18, 2021	July 23, 2021
September 15, 2021	August 20, 2021
October 20, 2021	September 24, 2021
November 17, 2021	October 22, 2021
December 15, 2021	November 19, 2021

ALL APPLICATIONS MUST BE SUBMITTED BY 3 P.M. ON THE DUE DATE: NO EXCEPTIONS

ALL SETS MUST INCLUDE:

- Application,
- Nine copies of plans and supporting documentation,
- Fee



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APPLICATION FOR HEARING BEFORE THE MACEDONIA ZONING BOARD OF APPEALS

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: _____

Nature of Request: _____

Applicant Name or Agent Therefore: _____

Applicant Address: _____

Applicant Phone: _____ Applicant Email: _____

Property Owner Name: _____
(if different from applicant)

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Email: _____

SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)

_____ Date: _____
By my signature, I attest to the accuracy of all statement on this form

OFFICIAL USE ONLY

Received Date: _____ Case Number: _____

Variance Requested: _____

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