



The City of

**Alliance**

"The Carnation City"

Ohio 44601-2415

504 E. Main Street

Dept. of Engineering, Building & Zoning

Phone: (330) 823-5122

Email: Eng.bld.zon@allianceoh.gov

**APPEAL FROM ORDER, REQUIREMENT, DECISION  
OR DETERMINATION OF ZONING INSPECTOR**

Appeal No. \_\_\_\_\_

Filed \_\_\_\_\_, 20\_\_\_\_\_

**NOTICE:** *This appeal must be typewritten or legibly printed and must be filed within fourteen (14) days of the date of the order, requirement, decision or determination being appealed.*

**ADDRESS OF PROPERTY AFFECTED:** \_\_\_\_\_

**NAME OF APPELLANT:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**OWNER OF PREMISES AFFECTED:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**LESSEE OF PREMISES AFFECTED:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**ZONING DISTRICT:** \_\_\_\_\_

(To be completed by Zoning Inspector)

Names and mailing addresses of owners and occupants, if not owner-occupied, of immediately adjoining property on all sides (attach additional sheets if necessary):

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**TO THE BOARD OF ZONING APPEALS:**

*I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector, dated \_\_\_\_\_, 20\_\_\_\_. The premises affected are situated on the \_\_\_\_\_ side of \_\_\_\_\_ and known as \_\_\_\_\_.*  
*(Street Name ) (Address)*

(If not a numbered lot, attach a plat showing exact location and boundaries).

*Notice of this Appeal was filed with the Office of the Zoning Inspector on \_\_\_\_\_, 20\_\_\_\_.*

What are the grounds for your Appeal? If you are seeking a variance or a conditional use permit, please so specify. If you are relying upon specific provisions of the Ohio Revised Code, the Alliance City Zoning Ordinance, or the Alliance City Code, please specify the appropriate sections. Attach additional sheets if required. You should bring all relevant documents with you to the appeal hearing, including photographs and maps.

**JUSTIFICATION OF VARIANCE** – In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals the following:

- (A) Because of exceptional circumstances (such as unusual shape or topographic conditions), a literal application of the provisions of the Zoning Ordinance would result in an unnecessary hardship on this particular property. Inability to put the property to its most profitable use does not constitute unnecessary hardship;
- (B) A strict application of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same area;
- (C) Any special conditions do not result from actions of the applicant;
- (D) Any required variance is the minimum variance that will allow a reasonable use of the land or buildings.

**QUESTIONNAIRE**

1. Has any previous application or appeal been filed with this Board on these premises?  
Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, when? \_\_\_\_\_
2. How long has present owner held title to property, under appeal? \_\_\_\_\_
3. Is there any case pending in court involving the use of the premises or the ownership thereof?  
Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, explain. \_\_\_\_\_

**QUESTIONNAIRE (continued)**

4. Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises?

Yes \_\_\_\_\_ No \_\_\_\_\_ If so, what are they? \_\_\_\_\_

5. Are you to be represented by an attorney in this matter?

Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, give attorney's name and address. \_\_\_\_\_

\_\_\_\_\_

**NOTE: THE FOLLOWING MUST BE SUBMITTED WITH THE APPEAL:**

A) **A map, drawing and/or photos showing proposed use and dimensions.**

B) **Filing fee as required:**

<b>Residential use including home occupations permitted in residential districts</b>	<b>\$70.00</b>
<b>Non-Residential uses including conditional uses in residential districts</b>	<b>\$165.00</b>

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

**Zoning Inspector's Notes:**

The above described Application was refused for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This property is located in the following zone: \_\_\_\_\_

\_\_\_\_\_  
Zoning Inspector