

Application for Subdivision Variance
Regulated by Ohio Revised Code 711.131

Date Application Prepared: _____ **Fee:** \$100.00 **Application Number:** _____

A variance is a modification of the strict terms of the relevant regulations where such modifications will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Applicant: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____

Location of property under consideration (Address and/or description):

Nature of variance required (Describe generally the nature of the variance):

Justification of the variance: On a separate sheet, please attach a statement explaining why the variance from requirements of the subdivision regulation is required. Include such items as:

- a. Exceptional topographical or other conditions peculiar to this particular parcel of land.
- b. Why the strict interpretation of the regulations would deprive the applicant of rights enjoyed by other property owners.
- c. That the peculiar conditions do not result from previous actions of the applicant.
- d. That the required variance is the minimum variance that will allow a reasonable division of the land.
- e. A sketch of the area showing the location and characteristics of the requested variance.

I certify that all the information contained in this application and its supplements is true and correct.

DATE _____ **SIGNATURE** _____

Please give brief explanation regarding the reason for the variance:

Zoning Use Only – (No Zoning Person in Farmer Township)

Date Received _____ Date Reviewed _____
Approved: Disapproved: Zoning Inspector: _____
Comments: _____

Soil & Water Use Only

Date Received _____ Date Reviewed _____
Approved: Disapproved: SWCD Director: _____
Comments: _____

Health Department Use Only

Date Received _____ Date Reviewed _____
Approved: Disapproved: Supervising Sanitarian: _____
Comments: _____

County Engineer Use Only

Date Received _____ Date Reviewed _____
Approved: Disapproved: Meets Closure: Meets Driveway Requirements:
County Engineer: _____
Comments: _____

Planning Commission Use Only

Date Received _____ Date Reviewed _____
Approved: Disapproved: Fee Received \$ _____
Director/Planner: _____
Comments: _____

Subdivision Application Fees – (Non-Refundable)

Variance to Minor Subdivision:	\$100.00
Minor Subdivision Split Review:	\$ 75.00
Major Subdivision Plat Review:	\$200.00 \$ 75.00 for each additional lot over 20 (Preliminary Plat – half of final plat fee, balance due upon submittal of final plat)
Flood Plain Development Permit:	\$ 50.00
Subdivision Regulation Book:	\$ 10.00

Before bringing the completed application to the Planning Commission, please make sure that you have the approval of the following agencies:

***Township Zoning** - If you do not know who the Zoning Inspector is for your area, you can go to the Engineer's website and get the information:
<http://www.defiance-county.com/townships/index.php>*

***Soil & Water** - 06879 Evansport Road, Defiance, Ohio 43512, 419-782-8751*

***Health Department** - 1300 E. Second Street, Suite 100, Defiance, Ohio 43512, 419-784-3818*

Variance Applications have to be approved during a Planning Commission meeting. Planning Commission meetings are held the 3rd Thursday of every month (unless it falls on a holiday and then it will be held on the 2nd Thursday). All applications need to be submitted at least 2 weeks prior to the scheduled meeting date.

If you have any questions, please feel free to call the Defiance County Planning Commission office at 419-784-3882.

Submit application with payment to:
Defiance County Planning Commission
c/o Maumee Valley Planning Organization
1300 E. Second Street, Suite 200
Defiance, OH 43512
Phone: 784-3882