

# Lawrence Township Board of Zoning Appeals

Board of Zoning Appeals Members: Carol Kanters, David Gomes, Rick Underwood, Don Zickefoose and Adam Flory. Craig Artzner is our alternate member.

Our Board consists of five Lawrence Township residents who are appointed to a 5-year term and one alternate who is appointed for a 1-year term by the Lawrence Township Trustees.

## **Requests for variances from the terms of the Zoning Resolution.**

The Lawrence Township Zoning Resolution regulates most building and land uses within the township. Occasionally, a setback regulation, height or size requirement cannot be met by the applicant. Ohio law uses the variance procedure for these special cases. A variance is a waiver from the compliance with a specific provision of the zoning regulations. It may be granted to the property owner by the Board of Zoning Appeals when practical difficulties or unnecessary hardship would occur from strict application of the Zoning Resolution. Most often, variances are requested for relief from dimensional requirements such as setbacks, height or size of buildings, fences, accessory buildings, or other improvements. In granting a variance, the Board may impose such conditions as it may deem necessary to protect the public health, safety, and morals guided by the intent of the Zoning Resolution. Variances cannot be granted to allow a use that is not permitted by the Lawrence Township Zoning Resolution.

## **Requests for conditional use certificates.**

Most zoning regulations provide for conditional uses in their zoning resolution, which may be different in each zoning district. A conditional use is a special use having some uncommon or unique characteristics, which is specifically listed and permitted in a particular zoning district. If the Board is satisfied that the conditions as outlined in the zoning resolution have been met, the applicant is entitled to a conditional use permit. Some examples of conditional uses are: landfills, strip mines, home occupations, recreation parks, and clubs.

## **An appeal from the decision of the Zoning Inspector.**

The Board of Zoning Appeals shall have the authority to hear and decide appeals where it is alleged there is error in any order requirements, decision or determination made by the Zoning Inspector in the enforcement of the Zoning Resolution. The Board will determine the validity of the appeal and proceed with deliberations to arrive at a fair and equitable decision or decide that the Zoning Inspector was correct.

## **A public hearing can be held at the request of a resident regarding variances, conditional use or appeals requests.**

For further details please call the Lawrence Township Zoning Department at 330/854-7118.