

BOARD OF ZONING APPEALS
MEETING AGENDA
JULY 28, 2026
7:00 PM

PLEASE TURN OFF CELL PHONES

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. MINUTES OF THE PREVIOUS MEETING
- V. REPORT ON COUNCIL
- VI. REPORT ON PLANNING COMMISSION
- VII. CORRESPONDENCE
- VIII. CHAIRMAN'S STATEMENT AND SWEARING IN OF APPLICANTS
- IX. OLD BUSINESS
- X. NEW BUSINESS

- A. Highlift Offroad – Variances
271 Northland Blvd
(**PUBLIC HEARING** Application # 20260368)

The applicant, Michael Bailey, owner of the property located at 271 Northland Blvd., is requesting a variance to allow two portable storage units to be permanent where portable storage units are only permitted as temporary per §153.253(E)(13)(a). A second variance is also being requested to allow the structures to exceed a total of 1,200 cubic feet on the interior as required per §153.253(E)(13)(c) of the Springdale Zoning Code.

- XI. DISCUSSION
- XII. ADJOURNMENT

NOTE: The next Board of Zoning Appeals meeting is scheduled for August 25, 2026.

CITY OF SPRINGDALE
BOARD OF ZONING APPEALS
SUMMARY MINUTES
JANUARY 27, 2026
7:00 PM

I. CALL MEETING TO ORDER

Chairman Hall called the meeting to order at 7:00 pm.

II. ROLL CALL

Member's Present

Michele Gilmore, David Gleaves, Evander Graham, Chris Mayborg, Joe Ramirez, Apryll Watkins, and Tom Hall

Staff Present

Melissa Hays, Chief Building Official

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE PREVIOUS MEETING

A. December 16, 2025

Motion to adopt the minutes was made by Mr. Gleaves.

Motion seconded by Mr. Ramirez.

Minutes were adopted.

V. REPORT ON COUNCIL

Mr. Gleaves presented the report on council for multiple council meetings.

12/17/2025 – all members present

- Ordinance 47-2025; passed 7-0
- Ordinance 49-2025; second reading; emergency; passed 7-0
- Ordinance 50-2025; second reading; emergency; passed 7-0
- Ordinance 51-2025; first reading; emergency; passed 7-0
- Ordinance 52-2025; passed 7-0
- Ordinance 53-2025; passed 7-0
- Resolution R24-2025; passed 7-0
- Resolution R25-2025; passed 7-0
- Resolution R27-2025; passed 7-0
- Resolution R28-2025; passed 7-0
- Resolution R29-2025; passed 7-0

01/07/2026 – all members present

- Ordinance 01-2026; passed 6 yes votes and 1 abstention
- Ordinance 02-2026; first reading; emergency; passed 7-0
- Ordinance 03-2026; first reading; emergency; passed 7-0
- Ordinance 04-2026; first reading; emergency; passed 7-0
- Resolution R01-2026; passed 7-0
- Resolution R02-2026; passed 7-0

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- Old Business – Board appointment to the ICRC Board for term ending on 12/31/2027. Amy Thompson and David Gleaves were appointed to the board. Both passed 4-3.

01/21/2026 – all members present

- Resolution 03-2026; passed 7-0

There were no questions or comments following the report on council.

VI. REPORT ON PLANNING COMMISSION

Mr. Ramirez presented the report for the Planning Commission meeting held on Tuesday, January 13, 2026. There were 6 members present and 1 absent.

- Closets by Design; Zoning Change; recommended to Council for approval; passed 6-0

There were no questions or comments following the report on planning commission.

VII. CORRESPONDENCE

There was no correspondence to discuss

VIII. CHAIRMAN'S STATEMENT AND SWEARING IN OF APPLICANTS

Chairman Hall read the chairman's statement.

There were no applicants to be sworn in.

IX. OLD BUSINESS

There was no old business to discuss

X. NEW BUSINESS

A. QuikTrip – Variance – 55 Progress Pl.

The applicant, Skylar Evans, on behalf of QuikTrip Corporation, owner of the property located at 55 Progress Pl., is requesting a variance to allow an electronic fuel price display to have two (2) colors where only one (1) color is permitted per §153.460(D)(3) of the Springdale Zoning Code.

PUBLIC HEARING (BZA Application 20260010)

Ms. Hays presented her staff report regarding case #20260010. The north is a little odd on the site plan. This is along Princeton Pike and not on the I-275 ramp. This will be corrected in Ms. Hays staff report. She stated that the pole sign is QuikTrip's monument sign which is the shorter one at about 5½ feet tall. Ms. Hays went through the criteria and her responses. She stated that there have been several price signs that have been presented to the Board of Zoning Appeals which have been approved.

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Mr. Gleaves reiterated that we will continue to have these cases for 2 colors on a gas station price sign. Until the code has been updated, the board will continue to hear these cases.

Mr. Ramirez stated that on Rt. 747, there are 2 other stations. There is a Thornton's and a Sunoco which both have a sign that has 2 colors to distinguish regular fuel from diesel fuel. He asked Ms. Hays if the QuikTrip ground sign is the only sign that they will have with 2 colors and questioned if QuikTrip has a canopy.

Mr. Hays stated that QuikTrip does have a canopy but could not remember if there was signage on the canopy or not. She stated that when she talked to the QuikTrip representatives some time ago, there were several variances that were going to be required for signage. This is the only sign that QuikTrip has submitted to have 2 colors on currently. She anticipates that QuikTrip will have additional variances in the future.

Mr. Ramirez clarified that the only sign that the board would be approving is the ground sign with 2 colors and no other signs such as on each pump.

Ms. Hays stated that she is unsure at this time whether there would be signage on the pumps or not.

Mr. Ramirez questioned the verbiage on the zoning code change.

Ms. Hays stated that the committee has not gotten into the exact verbiage that the code would be changed to or how many colors would be allowed.

Mr. Ramirez stated that this should be a standard that 2 colors should be permitted.

Ms. Hays asked Mr. Ramirez if he is comfortable with just 2 colors, if more than 2 colors should be permitted, or if there should not be a limitation on how many colors should be permitted.

Mr. Ramirez stated that he does not know what other colors would be needed, but he has seen yellow as well. He was unsure of what the yellow color represents.

Chairman Hall stated that he felt as if the yellow was for E85 fuel.

Mr. Ramirez stated that the city should perhaps entertain not having a limit on the colors.

Mr. Mayborg stated that he would not be opposed to having 2 colors. He stated that it is more aesthetically pleasing than just a single monochromatic sign with 1 color which makes it look very dated. He stated that he drives a diesel fueled vehicle and that he looks for the green on signage so that he knows if the station has diesel or not. He suggested having some kind of limitation on the colors.

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Ms. Watkins agreed with Mr. Mayborg about having a diesel fueled vehicle and it is important to have the green color for diesel. She also stated that as an electric car driver, she feels that a fourth color should be permitted.

Chairman Hall asked if this approval was only for the monument sign.

Ms. Hays confirmed that the monument sign is the only sign that QuikTrip submitted for variance at this time.

Chairman Hall asked if the variance was only for the difference between unleaded and diesel products.

Ms. Hays stated that it is allowing to have 2 colors, green and red.

Mr. Ramirez stated that on Northland Blvd. there is a digital sign for coffee and that sign is usually only red as well. He stated that if the city is going to make that change, then they should all be included when changing the code.

Mr. Gleaves, wanting to be clear, stated that the goal of the committee is to take the codes and get them up to date. Whatever the committee sees in the public would be applied in that code so that this issue does not continue to come before the board. It would streamline the process.

Chairman Hall asked if there was a concession that the applicant did not have to show up for the meeting.

Ms. Hays stated that she is unsure of why the applicant is not in attendance. She stated that notification was sent to the applicant reminding them of the meeting.

There were no further questions and comments regarding this case.

MOTION

In the matter of Case No. 20260010, 55 Progress Pl., I move that we find there is an unnecessary hardship for the owner in complying with the requirements of the zoning code, there are special conditions or circumstances which are particular to the land (structures or buildings) involved which are not generally applicable to other lands (structures or buildings) in the same district, that the requirements and the factors to be considered under §153.206 of the Springdale Code of Ordinances are satisfied, and the variance request by the applicant should be approved.

Motion to approve by Mr. Gleaves.

Motion seconded by Ms. Watkins.

Motion approved by poll vote of 7-0.

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XI. DISCUSSION
There were no discussions.

XII. ADJOURNMENT
Motion to adjourn by Mr. Mayborg.
Motion seconded by Mr. Gleaves.
Motion carried 7-0.

Respectfully submitted,

_____, 2026 _____
Tom Hall, Chairman

_____, 2026 _____
Michele Gilmore, Secretary

DRAFT

CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: 20260368

Property Address: **271 Northland Blvd.**

(Support Services - SS)

Date of Meeting: **July 28, 2026**

Requested Variance: Michael Bailey, owner of the property located at 271 Northland Blvd., is requesting a variance to allow two portable storage units to be permanent where portable storage units are only permitted as temporary per §153.253(E)(13)(a). A second variance is also being requested to allow the structures to exceed a total of 1,200 cubic feet on the interior as required per §153.253(E)(13)(c) of the Springdale Zoning Code.

[Extracted from Zoning Code Section 153.206(B) Review Factors]

CRITERIA	STAFF COMMENT	NOTES
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 adjacency to nonconforming and inharmonious uses, structures, or conditions.	The property is a double frontage lot along Northland Blvd. and Landan Lane. A variance for fencing within the front yard area was previously approved by BZA in August of 2025.	
Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.	Staff is of the opinion the property would yield a reasonable rate of return without granting the variances.	
Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.	Staff is of the opinion that variances being requested are both substantial, as the applicant is requesting temporary structures be permanently placed and to exceed the size maximum allowed. The structures are 2,392 cubic feet where 1,200 cubic feet is the maximum. This is 199% greater than what is permitted.	

CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: 20260368

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(Support Services - SS)

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CRITERIA	STAFF COMMENT	NOTES
Whether the essential character of the neighborhood would be substantially altered or whether adjacent properties would suffer substantial detriment as a result of the variance.	Staff is of the opinion that the character of the neighborhood may be substantially altered by granting the variances, as the structures will be located in the front yard area and will not be compatible with the existing building.	When constructing a permanent accessory building, not a temporary portable storage unit, the code requires the structure to be compatible with the primary building in color, materials, etc.
Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pick-up.	The variances would NOT adversely affect the delivery of governmental services.	
Whether special conditions or circumstances exist as a result of actions of the owner.	No special conditions or circumstances exist as a result of the owner.	Based on CAGIS aerials, the shipping containers have been located on the property since 2022.
Whether the property owner's predicament can feasibly be obviated through some method other than a variance.	Staff is of the opinion that the property owner's predicament can be feasibly obviated by adding onto the building. However, should the applicant want to install an accessory structure detached from the building, a variance would most likely be required due to the double frontage which severely limits placement.	
Whether the spirit and intent behind these code requirements would be observed and substantial justice done by granting a variance.	Staff is of the opinion that the spirit and intent behind the code requirements would not be observed.	

CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: 20260368

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(Support Services - SS)

Date of Meeting: **July 28, 2026**

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CRITERIA	STAFF COMMENT	NOTES
Whether the granting of the variance requested will confer on the owner any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.	Staff believes granting these variances would confer on the owner a special privilege, as shipping containers of this size are not permitted in the city. In addition, allowing for a temporary storage unit as a permanent structure would also provide this property with a special privilege not afforded to other properties.	
No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.		



July 2, 2026

Michael Bailey
271 Northland Blvd.
Springdale, Ohio 45246

RE: Board of Zoning Appeals Application - 20260368

We have received your variance request to the Board of Zoning Appeals. Additional information will be required to have a complete submittal. The request we received was solely for the shipping containers to remain in their current location, which does not meet Section 153.253(E)(13)(a) and (b) of the Zoning Code. Two variances from these sections will be required. **A site plan showing the exact locations of portable storage units needs to be submitted, showing dimensions (length, width and height) and setbacks from property lines and structures.** The sections of code that apply to your application are below.

(E) *Non-residential accessory use standards.* The following are development standards for accessory uses in the office, business, and industrial districts. Business districts shall be the General Business “GB” and the Support Services “SS” districts

(13) *Portable storage units.* Portable storage units are permitted as a temporary accessory use in the office, business and industrial districts and are subject to the following development standards:

a) Portable storage units are only permitted as a temporary use for a period not to exceed 30 days within a one-year period. A permit is required to place a portable storage unit on any premises for a period longer than 14 days.

b) Portable storage units must be located on a paved surface and a minimum of ten feet from the right-of-way.

c) Portable storage units may not exceed a total of 1,200 cubic feet on the interior.

d) If the portable storage unit is being used to store property as a result of a major calamity (e.g. fire, flood, or other event where there is significant property damage), the Building Official or his or her designee may waive the provisions of the subsection.

e) The owner and occupier of the property on which a violation of this section occurs shall be liable for the violation if they knew or should have reason to know of the condition which caused the violation.

f) Storage or any other use in a trailer or non-permanent structure shall not be permitted.

In addition, based on the submittal for Planning Commission, it appears that you intend to store vehicles outside on the newly paved area. While the parking lot expansion does require a development plan review by Planning Commission, the outdoor storage of vehicle required standards are unable to be met. When a standard cannot be met, a variance is required. Based on the information I’ve received to date, I believe the following requirements highlighted in yellow below will require variances.

Outdoor Storage of Vehicles:

(E) *Non-residential accessory use standards.* The following are development standards for accessory uses in the office, business, and industrial districts. Business districts shall be the General Business “GB” and the Support Services “SS” districts

(10) Outdoor storage. The outdoor storage of materials in the commercial and industrial zoning districts, that are not located in an enclosed building, shall be subject to the following:

- a) Areas designated for outdoor storage shall only be permitted in the side or rear yard.
- b) The outdoor storage shall be incidental to the main use and shall not exceed 20 percent of the gross floor area of the principal building.
- c) Outdoor storage shall not include the use of banners, pennants, strings of pennants, or similar decorations. It shall also not include the storage of scrap, rubbish, and discarded material.
- d) Outdoor storage areas shall be required to be fully screened with a solid fence, or wall, not to exceed 14 feet in height. The screening shall be constructed of materials similar to or complementary to those materials used on the principal building.
- e) Palletized, stackable goods and the structures used for storing or displaying goods shall not exceed the height of the screened area.
- f) Fenced outdoor storage areas that are visible from a front yard and/or public drive shall also have a hedge, mounding, or similar landscaping.
- g) Outdoor storage areas shall be submitted as part of the development plan depicting the location for said storage.
- h) Outdoor storage areas shall be located a minimum of 300 feet from any residential zoning district or use.

As you are aware, there are outstanding zoning violations on this property including the storage containers and outdoor storage of vehicles. I would suggest updating your variance request to include greater detail on variances requested for both portable storage units and outdoor storage.

Please contact me if you have any questions.

Sincerely,

Melissa Hays, AICP
Chief Building Official

**CITY OF SPRINGDALE - BUILDING DEPARTMENT**

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246

PHONE: 513-346-5730 FAX: 513-346-5747

WEBSITE: www.springdale.org/building-department.aspxEMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: Authorized use of storage **Area of Development:** .26 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 271 Northland Blvd Springdale 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Applicant: Michael Bailey 5132854000
(Name) (Daytime Phone Number)

271 Northland blvd, Springdale, Ohio 45246 mbailey@highliftoffroad.com
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

APPLICATION FOR: (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at:
<https://www.springdale.org/building-department.aspx>

☐ **Major Project:**

Application process requires a **Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council.**
Include Major Projects Submission Requirements Document with this Application

Project Types include the following: (Pick 1 Below)☐ **Minor Project:**

Application process requires a **Meeting and a Decision by Planning Commission.**
Include Minor Project Submission Requirements Document with this Application

Project Types include the following: (Pick 1 Below)☒ **BZA Hearing:**

Application process requires a **Public Hearing and a Decision by the Board of Zoning Appeals.**
Include BZA Submission Requirements document
Project Types: (Pick 1 Below)

☐ **Zoning Text or Map Amendments**
Describe Zone Change and Total (Net) Acres Below
Section 153.202

☐ **Concept Plan** (Hearing by PC/ No Decision)
☐ **Development Plan** Section 153.203
☐ **Conditional Use Permits** Section 153.204
☐ **Determination of Similar Uses** Sec 153.205

☒ **Variance** Section 153.206

Planned Unit Development (PUD):

☐ **Preliminary Development Plan** Sec 153.255(F)(1)
☐ **Major Modification** Section 153.255 (H)(1)

Planned Unit Development (PUD):

☐ **Final Development Plan** Section 153.255(F)(5)
☐ **Minor Modification** Section 153.255 (H)(2)

☐ **Appeal** Section 153.208

Transition Overlay District (T-District):

☐ **Preliminary Development Plan** Sec 153.256(F)(1)
☐ **Major Modification** Section 153.256 (G)(1)

Transition Overlay District (T-District):

☐ **Final Development Plan** Sect. 153.256 (F)(5)
☐ **Minor Modification** Section 153.256 (G)(2)

☐ **Route 4 Corridor Review District Plan**
All new exterior work on properties in the Rt 4 Corridor required to be Approved. Sec 153.257(I)

BRIEFLY DESCRIBE PROJECT:

(Provide Existing and Proposed Zoning for this Property)

Authorized use of storage

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

(12/16/2020)

(Signature of Owner/Agent)

Michael Bailey

(Print Name)

6-3-26

(Date)



CITY OF SPRINGDALE - BUILDING DEPARTMENT
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
 PHONE: 513-346-5730 FAX: 513-346-5747
 WEBSITE: www.springdale.org/building-department.aspx
 EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: Authorized use of storage Total Area/Development: 0.26 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 271 Northland Blvd., Springdale, OH 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Area of this Parcel: 1.12 Acres Parcel ID: 059900420190
(From Auditor's Website; Use additional sheets for all associated Parcel Numbers)

Property Owner: HL Property Mgmt., LLC - Michael Bailey (513) 285-4000
(Name From Auditor's Website) (Daytime Phone Number)
271 Northland Blvd., Springdale, OH 45246 mbailey@highliftoffroad.com
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.

OWNER'S AFFIDAVIT

STATE OF OHIO. COUNTY OF HAMILTON
 Michael Bailey

I (we) _____, hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1.2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.



Lindsay Pollard
 Notary Public, State of Ohio
 My Commission Expires:
 04/19/2031

[Signature]
 Signature
271 Northland Blvd.
 Mailing Address
Springdale, OH 45246
 City and State
(513) 285-4000
 Phone

Subscribed and sworn to before
 me this 3rd day of June, 2016
[Signature]
 Notary Public

**SUBMISSION REQUIREMENTS
FOR AN APPEAL/VARIANCE OF AN ADMINISTRATIVE DECISION
CITY OF SPRINGDALE ZONING CODE**

1. GENERAL REQUIREMENTS

1.1 SUBMISSION CLOSING DATE (DATE: 6/29/2014)

The application packet must be submitted to the City of Springdale Building Department no later than the due date. Early submission is recommended to assure placement on the agenda and adequate time for revisions and corrections.

Incomplete submittals will not be accepted for processing or be placed on the agenda.

2. WRITTEN REQUIREMENTS

☐ 2.1 REFUSAL NOTICE/ZONING ORDER (if applicable)

Submit one (1) copy of the Decision Letter for which you are appealing

☒ 2.2 PLANNING/ZONING APPLICATION FORM

Complete and submit the PLANNING/ZONING APPLICATION form (provided).

☒ 2.3 OWNER'S AFFIDAVIT

Complete and submit the original copy of the Owner's Affidavit (provided).

☒ 2.4 DESCRIPTION OF REQUEST AND REASONS FOR APPEAL/VARIANCE

Complete and submit the Description of Request and Reasons for Appeal/Variance form (provided).

☐ 2.5 CHECKLIST OF REQUIREMENTS

Submit this checklist fully completed.

3. GRAPHIC REQUIREMENTS

☐ 3.1 DETAILED DRAWINGS

Submit any drawings which help to describe the request before the Board, (i.e. Site Plans, Floor Plans, Building Elevations, Sign Drawings, etc.)

☒ 3.2 PHOTOGRAPHS (If Applicable)

Provide different photographs to help clarify your request to the Board.

☐ 3.3 OTHER SUPPORTING INFORMATION (If Applicable)

Provide any other supporting information which will assist the Board in understanding and evaluating your case (i.e. brochures, literature, etc.)

4. ELECTRONIC DOCUMENT REQUIREMENTS

☐ 4.1 DETAILED DRAWINGS

Submit an electronic copy of all documents.

**APPLICATION FOR
ZONING VARIANCE or ADMINISTRATIVE APPEAL
CITY OF SPRINGDALE BUILDING DEPARTMENT
11700 SPRINGFIELD PIKE, SPRINGDALE, OHIO 45246
TELEPHONE: (513) 346-5730**

- 1. Please describe in detail your request for a Variance or Appeal.**

See Attachments

- 2. FOR AN ADMINISTRATIVE APPEAL ONLY, please indicate how you believe the Building Department or the Springdale Planning Commission erred in interpreting or applying the Zoning Code with respect to your application.
(If this Application is for a VARIANCE, please mark this question Not Applicable.)**

N/A

FOR A ZONING VARIANCE ONLY, THE BOARD OF ZONING APPEALS IS REQUIRED TO CONSIDER IF THERE ARE ASPECTS ABOUT THE PROPERTY WHICH MAKE IT IMPRACTICAL TO COMPLY (i.e. setbacks, size, area, density, etc.) OR THAT AN UNNECESSARY HARDSHIP EXISTS WITH RESPECT TO A USE VARIANCE.

The Board of Zoning Appeals shall not grant variances, as authorized in the zoning code, unless the Board can determine that there is an unnecessary hardship for the owner in complying with the code requirements. The evaluation shall include, but is not limited to, the following factors:

- 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 adjacency to nonconforming 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 adjacent 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, and refuse pick-up.
- f. Whether special conditions or circumstances exist as a result of actions of the owner.
- g. Whether the property owner's predicament can feasibly be obviated through some method other than a variance.
- h. Whether the spirit and intent behind these code requirements would be observed and substantial justice done by granting a variance.
- i. Whether the granting of the variance requested will confer on the owner any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.
- j. No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

The Board of Zoning Appeals shall not grant a variance unless the Board finds that special conditions or circumstances exist which are particular to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district.

PLEASE KNOW THAT THE COSTS NECESSARY TO MAKE THE PROPERTY COMPLY WITH THE ZONING CODE ARE NOT A CONSIDERATION FOR GRANTING A VARIANCE.

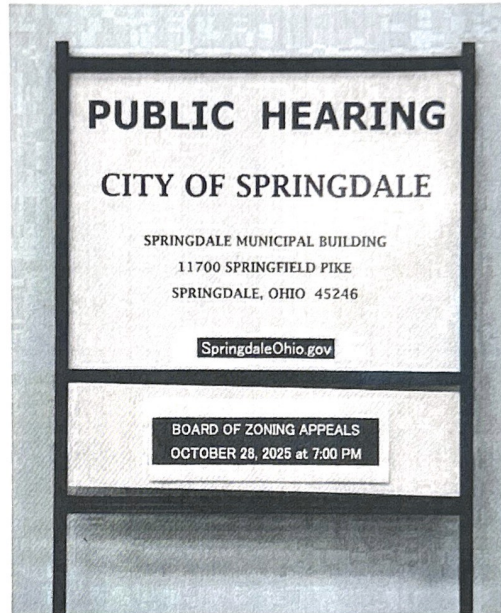
DESCRIPTION OF REQUEST AND REASONS FOR VARIANCE

THE FOLLOWING ITEMS ARE REVIEWED BY THE BOARD AND ARE KEY TO SECURING A VARIANCE. ALL SECTIONS MUST BE ANSWERED FULLY AND COMPLETELY AND LEGIBLY WRITTEN OR TYPED (Attach additional pages if necessary).

1. Explain in detail what unusual characteristics about your property that make it impractical to comply with the Zoning Code requirements (i.e. topography or slope, narrow lot, irregular shaped lot, vegetation, location of existing structures, etc.).
2. Please explain in detail how you would be deprived from using your property in a manner currently enjoyed by your neighbors, if your variance request were denied.
3. Did you purchase the property with knowledge of the zoning restriction? If no, were you aware that zoning requirements existed in Springdale? If no, please explain.
4. Are there ways in which you could use the property as desired and comply with the Zoning Code? Please explain.

(attach additional pages as necessary)
PUBLIC NOTIFICATION SIGN

Prior to the variance hearing, the City will place a public notification sign on the subject property near the public street in accordance with §153.710(G) of the Zoning Code. The sign will be removed by the City on the next business day following the hearing. There is an example of the sign below.





MSC

NE SHIFFING CO

MSCU4942609

42G1

87



MSCC 4942600



MSC

MSCU 194260 9
4261

MSC

MSCU 96316 5
261

M. G. W.
TARE

30,480 KGS
67,200 LBS
3,740 KGS
8,250 LBS

NET
CU. CAP.

26,740 KGS
58,950 LBS
67.7 CU. M.
2,392 CU. FT.

L. G. W.
TARE

2,580 KGS
5,680 LBS
1,740 KGS
3,850 LBS

NET
CU. CAP.

18,780 KGS
41,400 LBS
1,677 CU. M.
59,580 LBS