



Village of Bellaire

202 N. Bridge St., P.O. Box 557
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PETITION TO AMEND THE ZONING ORDINANCE

Property Address: _____ Zoning District: _____

Property Number: _____ Applicant: _____

Property Owner: _____ Applicant Address: _____

Property Owner Address: _____ Phone: _____

_____ Email: _____

Names and addresses of persons or legal entities with interest in the property:

Attach a copy of legal description and list any adjacent parcels under the same ownership:

Fee Paid: \$ _____	Date Rec'd: _____	Rec'd by: _____
Case # _____	Inspection Date: _____	
Approved: _____	Denied: _____	Permit #: _____ Date issued: _____

Purpose for Request:

Provide factual information that supports the request to amend the zoning ordinance text. If the request is for a re-zoning, provide factual information that clearly shows all standards for re-zoning (Section 11.01A.3.e on back of form.) have been met:

Affidavit:

I agree the statements made above are true, and if found not to be true, any Planning Commission ruling that may be issued may be void. Further I agree, any Planning Commission ruling and subsequent permit that may be issued is with the understanding all applicable sections of the Village of Bellaire Zoning Ordinance will be complied with. Also, I agree to notify the Zoning Administrator for the Village of Bellaire for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of the Village of Bellaire to enter the property subject to this permit application for purposes of inspection. Also I understand that any Planning Commission action does not include any representation of conveyance of rights in any other statute, building code, deed restriction or other property rights.

Owner's signature

Date

Applicant's signature

Date

Village of Bellaire Zoning Ordinance Excerpt - Section 11.01 A.3.

- e. The Planning Commission shall review and apply the following standards and factors in the consideration of any re-zoning request.
- 1) Is the proposed rezoning consistent with the Village of Bellaire Master Plan?
 - 2) Is the proposed rezoning reasonably consistent with surrounding uses?
 - 3) Will there be an adverse physical impact on surrounding properties?
 - 4) Will there be an adverse effect on property values in the adjacent area?
 - 5) Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?
 - 6) Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?
 - 7) Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?
 - 8) Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?
 - 9) Is the rezoning in conflict with the planned use for the property as reflected in the master plan?
 - 10) Is the site served by adequate public facilities or is the petitioner able to provide them?
 - 11) Are there sites nearby already properly zoned that can be used for the intended purposes?
 - 12) The community should evaluate whether other local remedies are available.