

**ARTICLE V
VARIANCES AND APPEALS**

Section 5.01 Variances

Where the Planning and Zoning Commission finds that special conditions, involving *physical conditions of the land* exist, whereby strict application of these requirements would result in *practical difficulty* and *unnecessary hardship* that would deprive the owner of the reasonable use of the land and buildings involved, it may modify these regulations so as to relieve such hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these regulations or the desirable development of the neighborhood and community. No such variance shall have the effect of nullifying the intent or purpose of these regulations or the Zoning Ordinance of the City of Greenville. In addition, the Planning and Zoning Commission shall find that the variance is necessary to enable the reasonable use of the property and will represent the least modification possible of the regulation at issue.

Section 5.02 Additional Variance Standards

- A. One or more variance(s) may be requested by the applicant at the time of submission of the preliminary plan or final plat. Such variances will be addressed in the normal processing of the proposed plan or plat.
- B. In granting variances or modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.
- C. Any variance granted by the Planning Commission shall be noted in writing on the final subdivision plat.

Section 5.03 Appeals

Any person who believes he/she has been aggrieved by these regulations or actions of the Planning Commission has all the rights of appeal as set forth in Chapter 711 or other applicable sections of the Ohio Revised Code.