

BOARD OF TRUSTEES

Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

FISCAL OFFICER

Debbie Schwey

ADMINISTRATOR

Timothy P. Hershner



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

What is a Variance?

A Variance is relief from a specific requirement of the Pierce Township Zoning Resolution

Who Grants Variances?

The Pierce Township Board of Zoning Appeals is responsible for hearing and acting upon variance requests. The Board has five members who are appointed by the Pierce Township Trustees. A variance request requires a public hearing before the Board of Trustees. All adjoining property owners are notified of the hearing and will have an opportunity to comment on the request. The applicant must appear at the public hearing to justify the request.

Examples of Variances

- Setback Variance - A setback variance permits a reduction in the required minimum setback of a building or parking area from the street or adjoining properties. For example, with proper justification, a required 35 foot rear yard setback might be reduced to 25 feet.
- Sign Variance - With proper justification the number, size or placement of signs can be varied. For example, a business that is permitted only one sign could receive a variance to permit two signs.

How Do I Justify a Variance Request?

The applicant must show that the literal enforcement of the zoning regulations will create an unnecessary hardship and that the spirit of the Zoning Resolution will still be maintained. It must also be shown that the variance will not seriously affect any adjoining property owners. Types of justifications include the irregular shape of a lot or the topography of a lot.

How Do I Apply for a Variance?

Applications for a Variance can be obtained at the Pierce Township Administration located at 950 Locust Corner Road Cincinnati, Ohio 45245. Office Hours are from 8:00 AM to 4:30 PM, Monday through Friday or online at www.piercetownship.org.