

Miami Township Greene County, Ohio

Zoning Office | 101 E. Herman Street | Yellow Springs, Ohio 45387 | 937-767-2460

Application to the Board of Zoning Appeals

Conditional Use

Checklist

1. Application Fee: \$100

2. Refusal Notice / Zoning Order (if applicable)

3. Adjacent Property Owners List

A typewritten list containing the names, tax mailing addresses and parcel numbers of all parcels within three hundred (300) feet of the subject site must be submitted.

4. Site Plan (if applicable)

Submit a site plan showing existing property line boundaries and dimensions, show road frontage, driveways, parking, existing structures, proposed construction, least distance of structures from property lines (both existing and proposed). Label the existing and proposed use of entire lot and all structures. **See sample site plan, below.**

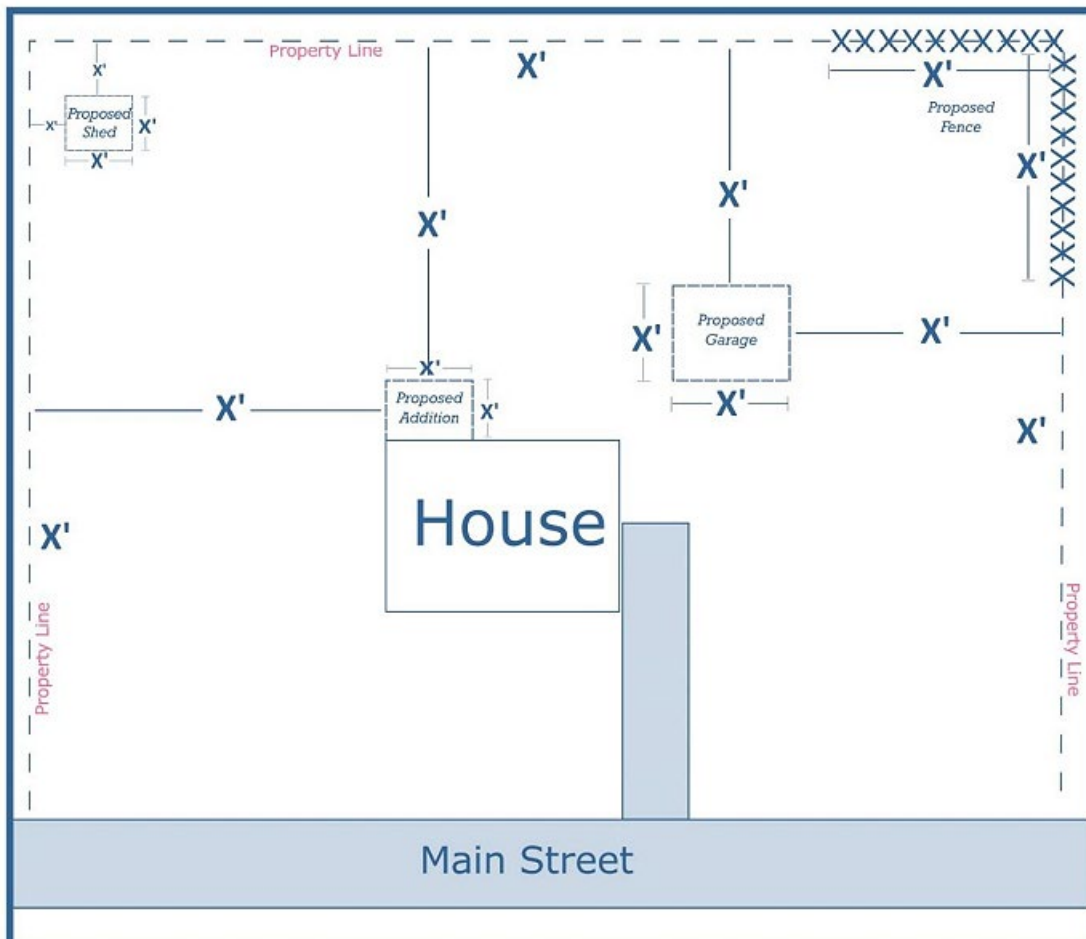
5. Application (page 2)

6. Applicant Statement (page 3)

Please note that this application and all supporting documentation may be subject to disclosure under the public record laws of the State of Ohio.

Sample Site Plan

(This is only a sample. Please submit your site plan on an additional sheet).



With your site plan, please include:

1. Property line boundaries and dimensions
2. Street names, road frontage length
3. Driveways, parking, ingress/egress as it may apply
4. Existing structures and proposed structures (buildings, fences, sheds, etc)
5. Distance of structures from property line (existing and proposed)

Conditional Use

Page 2 of 3

Application

For Miami Township Zoning Office Use Only

Case # _____ Date Received _____

Fee Receipt # _____ Received by _____

Name of Applicant _____

Street Address _____

City, State, Zip _____

Phone Number _____ Fax Number _____

E-mail Address _____

Property Address _____

Property Parcel Number(s) _____

Interest In Property Check one:

Owner Agent Lessee Optionee

Owner(s)

(If different from applicant)

Name of Owner(s) _____

Street Address _____

City, State, Zip _____

Phone Number _____ Fax Number _____

E-mail Address _____

Conditional Use

Page 3 of 3

Application Statement

Please address these questions in an “applicant statement” on an additional sheet and submit it with your application.

1. Cite the article and subsection of the Miami Township Zoning Resolution which identifies the requested use as an approvable conditional use.
2. Please describe the nature of the requested conditional use.
3. Will the requested conditional use:
 - a. be harmonious with, and in accordance with, the purpose of the Miami Township Zoning Resolution and consistent with the Miami Township Comprehensive Development Plan?
 - b. conform to the general character of the neighborhood in which it will be located?
 - c. be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity? Will the requested conditional use change the essential character of the area?
 - d. create excessive additional requirements, at public cost, for public facilities and services and be detrimental to the economic welfare of the community?
 - e. be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity?
 - f. result in water pollution considering the relation of land to flood plains, the slope of the land, the presence of streams as related to effluent disposal?
 - g. result in depreciation of an existing water supply?
 - h. result in the destruction, loss or damage of a natural, scenic, or historic feature of **major importance**?

Note: The BZA may impose such conditions and restrictions upon the conditional use as the BZA may deem necessary to comply with the standards set forth in section 18.4442 of the Miami Township Zoning Resolution to reduce or minimize the impact of such use upon other property in the neighborhood and to further the purpose and intent of the Miami Township Zoning Resolution.