

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

Variance

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.**

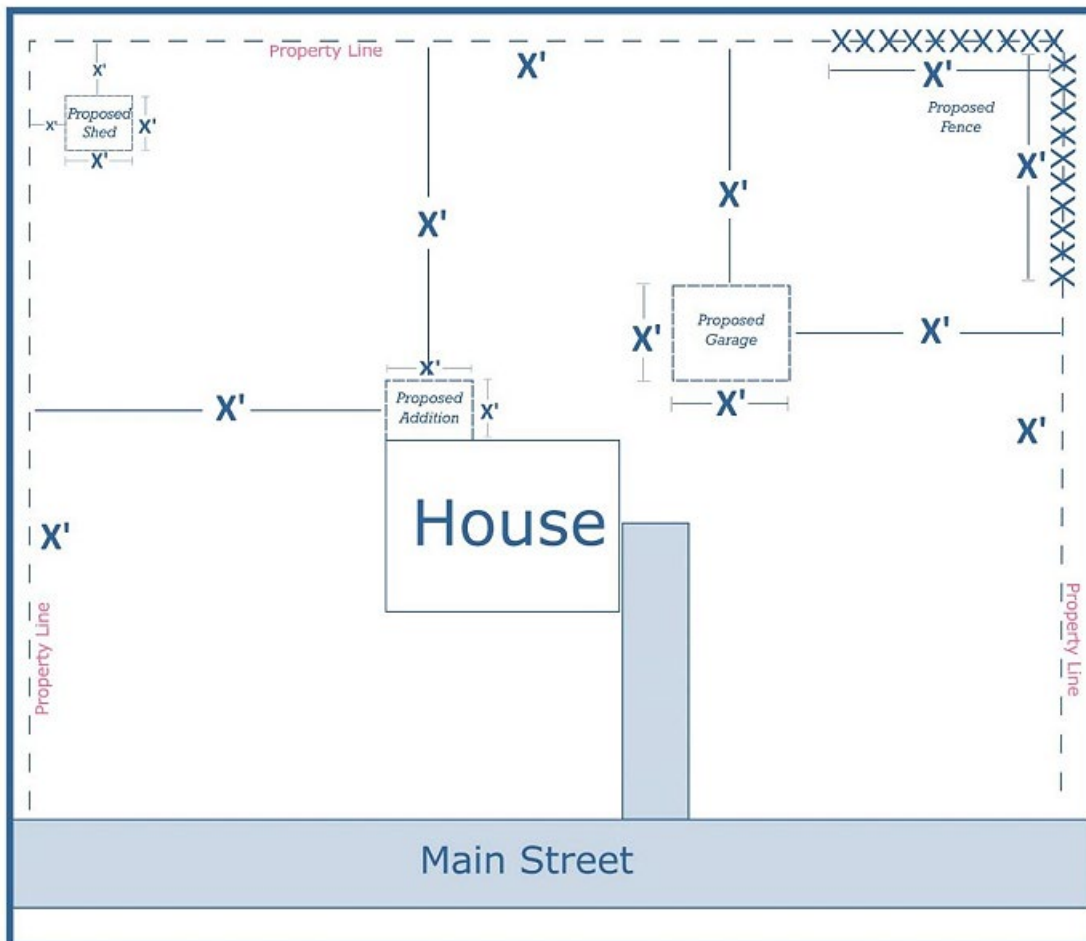
5. Application (page 2)

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)

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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 _____

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Application Statement

Submit an “applicant statement” on an additional sheet that addresses the following:

Section I: Use Variance

Complete Section I only if you are requesting a **Use Variance**.

1. Under the current rules, is the applicant deprived of the property rights commonly enjoyed by other properties in the same district?
2. Are there special conditions and circumstances which are peculiar to the land, structure or building involved and which are not applicable to other lands. Structures. or buildings in the same district.
3. Would the granting of this variance request confer on the applicant any special privilege that is denied by this resolution to other lands, structures or buildings in the same district?
4. Does the variance requested alter the essential character of the locality?
5. Can the variance requested be otherwise resolved by a zoning map amendment?
6. Will strict compliance with the Zoning Resolution result in a hardship condition and is that hardship condition created by the actions of the applicant.
7. Will the granting of the variance adversely affect the rights of adjacent property owners or residents?
8. Will the granting of the variance adversely affect public health, safety or general welfare?
9. Is the variance sought the minimum that will afford relief to the applicant?

Section II: Area/Dimensional Variance:

Complete Section II only if you are requesting an **Area/Dimensional Variance**.

1. Describe the special conditions that 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.
2. Will the property in question yield a reasonable return or can there be any beneficial use of the property without the requested variance?
3. Is the requested variance substantial and is the minimum necessary to make possible the reasonable use of the land or structure involved?
4. Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer substantial detriment as a result of the requested variance?