

Swan Creek Township Board of Zoning Appeals

Application for Conditional Use

Board of Zoning Appeals

5565 County Road D, Delta, Ohio 43515

Phone: 419-822-4371

Website: www.swancreektp.org

Application No. _____

The undersigned request a conditional use permit for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board.

Name of applicant _____

Mailing Address _____

Side of Road: N S E W - please circle

Phone Number at which you may contacted _____

Location description: Subdivision Name _____

Section _____ Range _____

Between Roads: _____ Lot No. _____

(If not in a platted subdivision attach a legal description)

Existing Use _____

Property Presently Zoned as _____

Description of Conditional use _____

Supporting Information: Attach a certified plan for the proposed use showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas. Also attach a narrative statement relative to the above requirements and explain the economic, noise, glare, and odor that may affect adjoining property and general compatibility with adjacent and surrounding properties in the district.

Applicant Signature _____ Date _____

Printed name of signer _____

***Conditional Use Fee** for AG/RE \$200.00. All other districts \$750.00. Fee must be submitted with application by cash or check payable to Swan Creek Township.

Office Use

Date Filed: _____ Date of notice to parties of interest _____

Date of Notice to Newspaper: _____ Date of Public Hearing _____

Fee paid: _____

Action of Board:

CIRCLE ONE

Motion by: _____, 2nd _____ Approved or Denied

If approved the following conditions and safeguards were prescribed:

1. _____

2. _____

4. _____

5. _____

If Denied, Reason for Denial _____

Action of Board:

CIRCLE ONE

Motion by: _____, 2nd _____ Approved or Denied

CIRCLE VOTE

_____ Date _____ Vote: Yea or Nay

Chairman

_____ Date _____ Vote: Yea or Nay

Vice Chairman

_____ Date _____ Vote: Yea or Nay

Board Member

_____ Date _____ Vote: Yea or Nay

Board Member

_____ Date _____ Vote: Yea or Nay

Board Member

_____ Date _____ Vote: Yea or Nay

Alternate Board Member

Zoning Inspector _____ Date _____

Standards Set Described in Article100-21.5

1. Location, size and character as it relates to the development of the surrounding neighborhood and regulations of applicable zoning district.

VOTE:

2. Impact on vehicular and pedestrian traffic.

VOTE:

3. Any possible nuisance emanating from the proposed use.

VOTE:

4. Location, height, nature of buildings and other structures as they relate to appropriate development and use of adjacent lands and buildings and how the proposed use affects values of other lands.

VOTE:

5. Whether the proposed use will be harmonious with the physical and economic aspects of the adjacent property.

VOTE:

6. The necessity of the proposed use for public convenience at this location.

VOTE:

7. Will the proposed use protect the public health, safety, and welfare.

VOTE:

8. The effect the proposed use will have on the value of other property in the area in which it is to be located.

VOTE:

100-21.5 Standards Set Described in Article 100-21.5

In consideration of all appeals for variances and conditional uses, the Board of Zoning Appeals shall review each case individually as to its applicability to each of the following standards so that the proposed variance or new land use:

1. Will be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the Zoning District in which it is to be located.
2. Will be of a nature that will minimize the hazards resulting from vehicular and pedestrian traffic taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle contacts in residential districts.
3. Will be designed as to location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating there from which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.
4. Will be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
5. Will relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific area of the Township.
6. Is necessary for the public convenience at that location.
7. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
8. Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.