



# Height or Area Variance Application

Case No.: \_\_\_\_\_

Washington Township Development Services Department  
8190 McEwen Road Dayton, Ohio 45458 P: 937.433.0796 F: 937.438.2742

Property Address: \_\_\_\_\_ Parcel ID No.: O67- \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

List the height or area variance(s) being requested in the designated space provided below. You must provide the location of the Zoning Resolution standard from which the variance is seeking relief alongside a brief description of the nature of the variance(s) being sought. If more than three (3) variances are requested, please attach descriptions on a separate page.

**Variance Request 1:** Located in Article \_\_\_\_\_, Section \_\_\_\_\_ of the Township Zoning Resolution

**Variance Request 2:** Located in Article \_\_\_\_\_, Section \_\_\_\_\_ of the Township Zoning Resolution

**Variance Request 3:** Located in Article \_\_\_\_\_, Section \_\_\_\_\_ of the Township Zoning Resolution

List any deed restrictions on subject property, which concern this appeal or applications:

If any previous appeal or application has been requested for this property, state the date(s) and nature of the appeal or application:

*Department Use Only*

Date Received	Hearing Date	Outcome of Meeting
		<input type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny



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The Board of Zoning Appeals (BZA) shall have the power to authorize upon application in specific cases, such variances from the height or area requirements of the Washington Township Zoning Resolution as will not be contrary to the public interests; but only in such cases where, the property owner has encountered practical difficulties in the use of their property. The following factors will be considered and weighed by the BZA in determining whether a property owner seeking an area variance has encountered practical difficulties in the use of their property. Explain the following factors and provide any supportive evidence in the spaces provided below.

A. Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance?

B. Is the variance substantial?

C. Will the essential character of the neighborhood be substantially altered or will adjoining property owners suffer a substantial detriment as a result of the variance?

D. Will the variance adversely affect the delivery of governmental services (e.g., water, sewer, garbage)?

E. Did the property owner purchase the property with knowledge of the zoning restrictions?

F. Can the property owner's predicament feasibly be obviated through some method other than a variance?

G. Will the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?



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I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith, are true.

\_\_\_\_\_  
Appellant or Applicant

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2 \_\_\_\_\_.

My Commission expires \_\_\_\_\_, 2 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

If the appellant or applicant is different from the property owner, the following must be filled out and notarized.

I \_\_\_\_\_, as property owner of the property(s) listed within this application, do allow, \_\_\_\_\_ to represent me in the filing of this application and is also permitted to represent myself and my interests before any Board or Commission of Washington Township which has governing authority over this application.

\_\_\_\_\_  
Appellant or Applicant

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2 \_\_\_\_\_.

My Commission expires \_\_\_\_\_, 2 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

### Application Submittal Check-List

- Application for Zoning Certificate
- Pre-application discussion with Township Staff
- Statement of facts pertaining to variance request/narrative statement
- Plot plan drawn to scale
- Map showing the location of the property which is the subject of the application. This map shall include the location of any buildings and structures on the property and all lots within five hundred (500) feet of any part of the property.
- Mailing labels (Avery 5160) with the names and addresses of owners of property within five hundred (500) feet of the property involved as shown on the records of the Auditors of Montgomery County, Greene County, and/or Warren County, Ohio.
- Filing fee, payable to the Washington Township Board of Trustees.
- Application signed and notarized by the property owner and agent(s) thereof.
- Any and all attachments