



Use 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 use 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 to allow uses not otherwise permitted by this Zoning Resolution whereby owing to special conditions, a literal enforcement of the resolution will result in unnecessary hardship, so that the spirit of the resolution shall be observed and substantial justice done. The following factors will be considered and weighed by the BZA in determining whether a property owner seeking a use variance has encountered an unnecessary hardship in the use of their property. Explain how the following factors relate to the use variance(s) and provide any supportive evidence as necessary attached to this request.

1. A hardship exists when the zoning, as applied, prevents property from being used in the manner for which it is zoned.
2. A use variance cannot be granted as a result of a hardship which is self-created. A self-created hardship includes, but is not limited to, the purchase of property with knowledge of the zoning restriction or the creation of a condition which necessitates the granting of the variance.
3. Enhancement of the value of the property or to increase profit upon sale or lease of the property shall not be the basis for the granting of a use 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