

WASHINGTON TOWNSHIP ZONING COMMISSION
8190 McEwen Road
Dayton, Ohio 45458
(937) 433-0796

APPLICATION FOR CHANGE OF
NON PLANNED DEVELOPMENT ZONING DISTRICT

FOR ZC USE ONLY:

CASE # _____ FEE RECEIPT # _____

DATE FILED _____ RECEIVED BY _____

PLEASE TYPE INFORMATION - USE ADDITIONAL SHEETS AS NECESSARY

The Applicant _____

Address _____

Being the owner(s) of land located at _____ hereby make application to have said land reclassified from the _____ zoning district(s) to the _____ zoning district(s).

A. DESCRIPTION AND/OR LOCATION OF LAND

1. The area of land sought to be reclassified contains approximately _____ acres, having a frontage of approximately _____, feet located (1) along the _____ side of _____, approximately _____ feet _____ of _____, or (2) at the _____ corner of the intersection of _____ and _____.

2. The area of land for consideration is further described on the following:

MICRO # _____ and/or Deed Book # _____, Page # _____, and is located in Section _____, Town _____, Range _____, Washington Township, Montgomery County, State of Ohio.

3. Lot # _____ and recorded plat name _____, if in a recorded plat. Permitted uses within the proposed zoning district classification (will) (will not) violate plat covenants.

(The attachment of a copy of the legal description of the land sought to be reclassified will be appreciated.)

B. REASONS TO RECLASSIFY

The applicant shall prepare a definitive statement on this zoning change will fulfill each of these following requirements:

1. Explain the proposed use of the land if reclassified. (Type of use, proposed improvements, sketches of new building(s), and other material pertinent to the reclassification.)
2. How does the proposed reclassification and subsequent development relate to the existing and future land use character of the neighborhood?
3. How will the reclassification be desirable to the neighborhood?
4. If it is your position that the present zoning is not related to the public health, safety, or morals please set forth all facts that would tend to support this position.

5. List other comments that are pertinent to consideration for reclassification. These are listed in the requirements and instructions to be followed in securing a change in zoning.

6. Additional information required for change to a 'B' or 'I' district:
 - a. Traffic studies indicating to the satisfaction of the Zoning Commission that the development of the district will not cause undue traffic congestion at the proposed location and that the traffic generated by the district will be handled in an efficient manner.

 - b. Sketches and data showing the types of buildings and landscaping proposed sufficient to satisfy the Zoning Commission that the project will be in harmony with the existing or contemplated development of the area.

C. **AFFIDAVIT**

Before contemplating this application and executing the following affidavit, it is recommended that this application be discussed with the Washington Township Zoning Inspector or a member of his staff.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF MONTGOMERY

I (we) _____
being duly sworn, depose and say that I am/we are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my/our knowledge and belief.

Name (print clearly)

Signature

Mailing Address

City and State

Phone

Fax

Subscribed and sworn to before me this _____ day of _____, 2____.

Notary Public

Person to be contacted for details, other than above signatory:

Name Address Phone

Submittal Cover Page and Checklist

To be included with submittal package

- Two (2) copies of the completed application, signed and notarized by the **property owner**.
- Ten (10) copies of the site plan showing the following:
 - Public Street (existing and proposed)
 - Existing/proposed easements
 - Parking area diagram (if applicable)
 - Approximate building size and location
 - All access points existing and proposed
 - Proposed lots and amount of buildable area on each lot
- Statement describing the provision to be made for the care and maintenance of open space or recreational facilities.
- One (1) 11"x17" (maximum size) copy of plans submitted.
- Two (2) maps showing the property lines of all lands within a distance of five hundred (500) feet of any part of the parcel proposed for the Zoning Change.
- A list of all owners and their address within five hundred (500) feet of any part of the parcel proposed for the Zoning Change. In addition to the list, **mailing labels on Avery Laser 5160 (1x2 5/8 inch) or Avery Copier 5351 (1x2 13/16 inch) shall be provided for every owner shown on the list.**
- Applicable filing fee as established by the Washington Township Trustees. Washington Township accepts Visa/Mastercard, cash or check. Please make checks payable to "Washington Township Trustees".

Submittal Preparer/Agency _____ Date _____

Contact _____ Phone _____

E-mail _____