



BETHEL TOWNSHIP BOARD OF ZONING APPEALS

CONDITIONAL USE APPLICATION

ALL APPLICATIONS MUST BE TYPEWRITTEN.

The application must be accompanied by ten (10) copies of a plot plan, one (1) area map, and the names and addresses of all property as specified.

A. THE PLOT PLAN

Shall be a scaled drawing the finished size of which shall not be less than 8 1/2 x 11 nor more 24 x 36 inches in size, and shall show the following Information:

1. The exact boundaries and dimension of the subject lot
2. The street right-of-way
3. All recorded easements
4. The approximate size and location of all structures
5. The exact size and location of all proposed structures or signs pertinent to the appeal
6. The existing and proposed uses of the entire lot and all structure
7. Any other information relative or pertinent to the appeal

B. THE AREA MAP

Shall be scaled drawing, the finished size of which shall not be less than 16 x 20 nor more than 24 x 36 inches in size, and shall show the following information:

1. The exact location of all property contiguous to and directly across the street from the land subject to the appeal, inclusive. (Official County tax maps from the County Auditor's Office are acceptable.)

2. The zoning classification, actual use of land, and approximate location of all structures standing on neighboring properties.

C. NAMES AND ADDRESSES OF PROPERTY OWNERS TO BE NOTIFIED

For conditional use applications: The names and addresses * of all owners of property located contiguous to, directly across the street from, and/or **within three hundred (300) feet** of any part of subject land being considered for the conditional use must be provided.

* The names and addresses of all owners of property must be obtained from the current County Auditor's tax list. **Addresses must be typed on mailing labels or typed so they can be copied onto labels (Avery Laser 5160 1x2-5/8 or Avery Copier 5351 1x2-13/16)**

- D. APPLICATION FOR CONDITIONAL USE:** The Board shall have the power, upon application, to authorize a Zoning Certificate for any Conditional Use, but only after the Board has given due regard to the nature and condition of all adjacent uses and buildings and after determining that the proposed use will not be of substantial detriment to adjoining property. The Board shall impose such requirements and conditions, in addition to those required by this Resolution, as it deems necessary.

Items to be considered by the Board of Zoning Appeals before issuing a Conditional Use Certificate;

1. Will the proposed use be consistent with the general plan for the physical development of the zoning district:
2. Will the proposed use be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any new structures, intensity and character of activities, traffic, and parking conditions and number of similar uses:
3. Will the proposed use be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood; and will it cause objectionable noise, vibration, fumes, odors, dust, glare or physical activity:
4. Will the proposed use have a detrimental use on vehicular or pedestrian traffic:

5. Will the proposed use adversely affect the health, safety, security, morals or general welfare of the residents, visitors or workers in the area:

6. Will the proposed use, in conjunction with the existing development in the area and the development permitted under the existing zoning, overburden existing public services and facilities including schools, police, and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements:

Application is continued on the next page.

CASE NUMBER _____

CONDITIONAL USE APPLICATION

To Bethel Township Board of Zoning Appeals

APPLICATION. An application to the Board, in cases in which the Board has original jurisdiction under the provisions of the Zoning Resolution, may be taken by any property owner, including a lessee, or by a government officer, department commission, or board, or by a member of the Board. Such application shall be filed with the Director of Planning & Zoning who shall transmit the same to the Board.

NAME _____

STREET _____

CITY & STATE _____

CONDITIONAL USE AS FOLLOWS (provide brief description of project requiring conditional use approval):

CASE NUMBER _____

DATA REQUIRED

Appellant or Applicant is _____

owner of property affected). Subject property is located on the _____ side of

_____, _____ feet from the

intersection of _____.

Zoning District _____, Miami County Parcel ID # _____,

Acreage _____, Section _____, Town _____, Range _____.

State the Articles and Sections of the Zoning Resolution that requires this application to be heard by the Board of Zoning Appeals.

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

If any previous appeal or application has been filed in connection with this property, state the date or dates:

To receive approval three (3) of the five (5) Board of Zoning Appeals members must vote in favor of the request

Note: The following is a list of the Board of Zoning Appeals members: Debbie Fisher, Gary Biggs, Allen Senseman, Jeff Paden and Neal Sonnanstine –Atlernate Greg Schwieterman. Please provide these names to anyone who may represent you to make sure there are no conflicts of interests. Should there be a conflict of interest, the Board of Zoning Appeals member will have to excuse themselves from participating in your case.

CASE NUMBER _____

IMPORTANT PLEASE NOTE: For **Conditional Use Applications** the Board must consider and weigh the following factors to determine whether due regard to the nature and condition of all adjacent uses and buildings has been given. The Board may also impose additional requirements and conditions as it deems necessary. Explain all of the following factors and provide any supportive evidence.

- A. How will the proposed use be consistent with the general plan for the physical development of the zoning district?

- B. How will the proposed use be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any new structures, intensity and character of activities, traffic, and parking conditions and number of similar uses?

- C. How will the proposed use be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood; and will it cause objectionable noise, vibration, fumes, odors, dust, glare or physical activity?

- D. How will the proposed use have a detrimental use on vehicular or pedestrian traffic?

- E. How will the proposed use adversely affect the health, safety, security, morals or general welfare of the residents, visitors or workers in the area?

- F. How will the proposed use, in conjunction with the existing development in the area and the development permitted under the existing zoning, overburden existing public services and facilities including schools, police, and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements?

Applicant Checklist

Application for Zoning Certificate

Review application with Township staff

Statement of Facts

Plot plan drawn to scale.

Map of the Area including all lots within five hundred (300) feet of any part of the property involved and location and use of the building thereon for a conditional use or performance use.

Names and addresses of owners of lots on said map.

Any and all attachments.

Filing fee, payable to the Bethel Township Board of Trustees and as prescribed by the Board, sufficient to cover the cost of publishing, posting and/or mailing notices of hearing or hearings required.

Application signed and notarized by the property owner or agent thereof.

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 _____, 20_____.

My Commission expires _____, 20_____/

Notary Public

OFFICE USE ONLY

Filed with Zoning Inspector _____ fee required _____
Paid on _____ Received by _____