



Case No. _____

Date: _____

**APPLICATION FOR A VARIANCE TO THE
MIAMISBURG ZONING ORDINANCE**

Application Fee: \$50.00 (non-refundable)

By virtue of this application, the undersigned owner(s) hereby request a variance for the subject property as described below.

A. GENERAL INFORMATION

1. Owner's Name: _____ Phone: _____

Address: _____ City/State/Zip: _____

Owner's Email: _____

Owner's Agent: _____ Phone: _____

Agent Address: _____ City/State/Zip: _____

Agent's Email: _____

2. Address of subject property: _____

3. Existing zoning: _____ Existing use: _____

4. Proposed use: _____

B. SUPPORTING INFORMATION

1. Attach a site plan drawn to scale showing the dimensions and shape of the lot, the size and location of existing and proposed buildings or additions, and any natural or man-made peculiarities of the lot in question (trees, easements, topography, etc.). Any other pertinent information should also be included, such as construction drawings, information regarding building setbacks, etc...

Development / Planning / Inspection Departments

20 E. Central Ave. • Miamisburg, Ohio 45342

937-847-6532 • FAX 937-847-6662

C. SUPPORTING CONDITIONS & STANDARDS INFORMATION

The following standards are used by the Board of Zoning Appeals as part of their review of a request for a variance. Please provide your response to each of the standards below.

1. Identify any special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district.

2. Can the subject property yield a reasonable return or can be any beneficial use of the property without the variance? Please explain.

3. Is the requested variance substantial? Is it the minimum necessary to provide a reasonable use of the land or structures?

4. Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance? Please explain.

5. Will the variance adversely affect the delivery of governmental services such as water, sewer, or trash pickup?

6. Did the property owner purchase the property with knowledge of the zoning restrictions? Please explain.

7. Do the special conditions or circumstances exist as a result of actions of the owner?
Please explain.

8. Can the property owner's situation be eliminated through some method other than a variance? Please explain.

9. Will the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance? Please explain.

10. Will the granting of the variance requested give the applicant any special privilege that is denied by this regulation to other lands, structures or buildings in the same district?
Please explain.

The owner(s) and/or the owner's agent certify that the information contained herein, and any information provided as exhibits herewith, is correct. The owner(s) also by virtue of this request grants to those public officials/staff responsible for the review of this application, permission to inspect the subject property.

NOTE: Fee: \$50.00 – The fee for this application is not refundable.

Signature of Agent: _____ Date: _____

Signature of Owner: _____ Date: _____

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public

2016 BOARD OF ZONING APPEALS CALENDAR

All meetings are held in the Miamisburg Civic Center Council Chambers at 10 North First Street, Miamisburg, OH 45342. The meetings begin at 7:00 p.m.

FILING DEADLINE

January 8, 2016

February 12, 2016

March 11, 2016

April 8, 2016

May 13, 2016

June 10, 2016

July 8, 2016

August 12, 2016

September 9, 2016

October 14, 2016

November 11, 2016

December 9, 2016

MEETING DATE

February 8, 2016

March 14, 2016

April 11, 2016

May 9, 2016

June 13, 2016

July 11, 2016

August 8, 2016

September 12, 2016

October 10, 2016

November 14, 2016

December 12, 2016

January 9, 2017