

**XENIA TOWNSHIP
GREENE COUNTY, OHIO
XENIA TOWNSHIP BOARD OF ZONING APPEALS**

NOTICE OF APPEAL:

I hereby appeal to the Board of Zoning Appeals the refusal of a Zoning Certificate (attached hereto) by the Xenia Township Zoning Inspector for the following property:

Address: _____

Location: _____

A variance is an exception to the regulations of the Xenia Township Zoning Resolution. The applicant should be prepared to show the following:

- a. Conditions and Circumstances: That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.
- b. Property Rights: That literal interpretation of the provisions of this Resolution would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms of this Resolution.
- c. No Special Privilege: That granting the variance requested will not confer on the applicant any special use privilege that is denied by this Resolution to other lands, structures, or building in the same district.
- c. Harmony with Locality: That the variance requested shall not alter the essential character of the locality, nor be in conflict with the Comprehensive Master Plan.

A variance should be allowed in this case to avoid unnecessary hardship because:

A Conditional Use is a use permitted only after approval of an application by the Board of Zoning Appeals. A request for Conditional use does not require proof of undue hardship. The Board of Appeals may only hear and grant Conditional Use requests that are listed in the Zoning Resolution under Conditional Uses of each particular zoning district. When approved, the Board of Zoning Appeals may set conditions that are necessary to compatibility of surrounding properties.

I hereby request a Conditional Use in the following District & Category:

C.Other: _____

I hereby grant permission to the Xenia Township Zoning Inspector and the Board of Appeals members to enter upon the premises of the subject property to obtain information pertaining to this requested application. I understand a sign will be placed on my property for the purpose of identifying the property. I understand the decision of the Board of Zoning Appeals is final, and if the decision is unsatisfactory, I may appeal the decision with the Court of Common Pleas. No refunds will be given. Petitions for zoning amendment conditional use permits or variance concerning any parcel of property, portion thereof, or use thereon shall not be accepted for consideration more than once during any consecutive twelve month period.

ADDITIONAL INFORMATION REQUIRED FOR FILING:

1. Names and addresses of property owners within 500 feet radius of the property lines of subject property.
2. Tax map of property.

FEES:

1. Three Hundred (\$300.00) Dollars filing fee for a Variance.
2. Three Hundred (\$300.00) Dollars filing fee for a Conditional Use.
3. Three Hundred (\$300.00) Dollars filing fee for an Administrative Appeal.
4. One Hundred (\$100.00) Dollars filing fee for Similar Use Determination.

Completed application along with all information required must be filed within twenty days after date of application with the Xenia Township Zoning Inspector or the application shall be null and void and may not be resubmitted for a period of one year from the date of this application. Submit to:

Rhonda Painter, Xenia Township Zoning Clerk,
8 Brush Row Road, Xenia, OH, 45385.

APPELLANT

Property Owner's Signature

Address

Phone number

Sworn to before me by the said _____ in my
presence this ____ day of _____, _____.

My Commission expires _____, _____ Notary

APPROVED AS TO FORM:

Suzanne Schmidt, Assistant Greene County Prosecutor

5/00