

Conditional Use Application
UNION TOWNSHIP
BOARD OF ZONING APPEALS
4312 Glen Este-Withamsville Road
Cincinnati, OH 45245
(513) 753-2300

Case# _____
Date _____

PLEASE PROVIDE SIX COPIES OF THIS FORM AND ALL MATERIALS

Re: Property located at: _____
Property Identification Number from Auditor's Tax Bill _____ - _____ - _____

I. APPLICANT INFORMATION

- A. Name _____
Mailing Address _____
_____ Phone _____
- B. Property Owner(s) _____
Mailing Address _____
_____ Phone _____
- C. Contact Person _____
Mailing Address _____
_____ Phone _____

II. CONDITIONAL USE

- A. Please identify the Section of the Union Township Zoning Resolution which authorizes the requested conditional use: _____
- B. Please state the zoning district(s) of the property: _____
- C. Please describe the existing use of the property and the conditional use requested.

- D. Please complete the attached form "Exhibit A," which is incorporated into this application.
- E. Please provide six copies of the following, which are incorporated into this application:
 - 1. List of adjacent property owners (see attached form "Exhibit B").
 - 2. Tax map with subject property highlighted.
 - 3. Legal description of the property.
 - 4. Site plan showing the parcel and proposed conditional use, including the following: i) building locations; ii) parking and loading areas; iii) streets; iv) access points; v) open spaces; vi) refuse and service areas; vii) utilities; viii) signs; ix) yards; x) landscaping features.
- F. Please enclose the application fee.

III. AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

Applicant

STATE OF OHIO
COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

My commission expires _____.

EXHIBIT A

Please describe how the conditional use requested conforms to standards stated in Section 442.1-.9 set forth below (a response to each of the subsections 442.1-.9 must be provided, additional sheets may be used).

442.1. See Section II.A. (above).

442.2. (441.7). Please describe how the proposed conditional use is consistent with the general objectives, or with any specific objective, of the Township's land development plan and the Zoning Resolution.

442.3. Please describe how the proposed conditional use will be designed, constructed, operated, and maintained so to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

442.4 (441.7) Please discuss the compatibility of the proposed conditional use with the adjacent property uses and describe how the proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.

442.5. Please describe how the proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

442.6. Please describe how the proposed conditional use will not create additional requirements at public cost for public facilities and services and how it will not be detrimental to the economic welfare of the community.

442.7 (441.7). Please describe how the proposed conditional use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

(Ex. A, continued)

442.8. Please describe how the proposed conditional use will have vehicular approaches to the property which are designed so not to create an interference with traffic on surrounding public thoroughfares.

442.9. Please describe how the proposed conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.

EXHIBIT B

ADJACENT PROPERTY OWNERS

Adjacent properties include those across streets and touching the property in any manner.
A printout from the county auditor stating this information may substitute for this page.

The following are the individuals, firms, or corporations and their mailing addresses as they appear in the county auditor's tax list as owners of property adjacent to the subject property.

1. Name _____ Page and Parcel # _____
Mailing Address _____
2. _____ Page and Parcel # _____

3. _____ Page and Parcel # _____

4. _____ Page and Parcel # _____

5. _____ Page and Parcel # _____

6. _____ Page and Parcel # _____

7. _____ Page and Parcel # _____

8. _____ Page and Parcel # _____

9. _____ Page and Parcel # _____

10. _____ Page and Parcel # _____

11. _____ Page and Parcel # _____

12. _____ Page and Parcel # _____
