



Board of Zoning Appeals Application Request for Expansion to Nonconforming Uses & Structures

DEPARTMENT OF COMMUNITY DEVELOPMENT

697 Neeb Road, Cincinnati, Ohio 45233

Phone: (513) 922-2705 Email: zoning@delhi.oh.us

***** PLEASE READ BEFORE COMPLETING THE APPLICATION *****

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than **4:00 p.m.** on the application deadline date.
- Submitted applications and all checklist items shall be reviewed by Township staff for completeness. Submittals found to be incomplete will be rejected and the application **will not be placed on the Board agenda.** If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Any construction and/or occupancy of the site for which the variance is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate permits are obtained by the Township and the County Building Department.
- **Application fees are non-refundable.**

Project Site Information *(Please print clearly)*

Project Street Address: _____ Property Zoning District: _____

Company / Business Name: _____

Description of Proposed Project: _____

Description of the nature of the request: _____

Owner of Property: _____

Owner's Address (Street): _____

City, State and Zip Code: _____

Owner's Telephone Number: _____

Applicant Information *(Please print clearly)*

Applicant: _____ Owner Agent Tenant Other

Company: _____

Applicants Address (Street): _____

City, State, and Zip Code: _____

Telephone Number: _____ Email: _____

Please contact the Department of Community Development prior to making your application submittal. Staff is available to assist you in reviewing all application material requirements to ensure that your application is complete.

Applicant Check	APPLICATION CHECK LIST	Staff Check Yes/No
REQUIRED FOR ALL SUBMITTALS:		
	One (1) original signed application.	
	One (1) copy of the Site Plan drawn to a suitable scale and at 11 x 17 inches or eight (8) copies on 24 x 36 inches in size (unless staff grants an alternative size).	
	One (1) copy of a written statement answering the findings of fact questions found below.	
	<p>Nonconforming Uses & Structures: (<i>Written Statement Questions / <u>All questions must be answered</u></i>)</p> <ol style="list-style-type: none"> a. The proposed improvements will have no adverse impact upon adjacent property owners and other permitted uses in the surrounding neighborhood or can be made compatible with the adjacent properties and uses in the surrounding neighborhood; and b. The comparative size, floor area and mass of the proposed structure(s) in relationship to adjacent structures and building in the surrounding properties and neighborhoods; and c. The frequency and duration of various indoor and outdoor activities and special events and the impact of these activities on the surrounding area; and d. The number of transit movements generated by the proposed expansion and relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood; and e. The capacity of adjacent streets and handle increased traffic in terms of traffic volume; and f. The added noise level created by activities associated with the proposed expansion and the impact of ambient noise level on the surrounding area and neighborhood; and g. The requirements for public services where the demands of the proposed expansion are in excess of the individual demand of adjacent land uses in terms of police and fire protection, and the presence of any potential or real fire or other hazards created by the proposed expansion; and h. The general appearance of the neighborhood will not be adversely affected by the location of the proposed expansion on the parcel; and i. The impact of the landscaping of the proposed use in terms of maintained landscaped areas to remain in a natural state, and the openness of landscape versus the use of buffers and screens; and j. The impact of additional amounts of hard-surfaced areas for building(s), sidewalks, drives, parking areas, and service areas in terms of noise transfer, water runoff and heat generation; and k. The potential for the proposed expansion to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purposed structures or component of a more temporary nature; and l. Any other physical or operational feature or characteristic that may affect the public health, safety, and welfare of the community. 	

SITE PLAN DRAWING: (Shall include the following information that is applicable to your project)			
	The location and size of the property including setbacks and lot dimensions; and		
	The use of the property on the effective date of this Resolution; and		
	All uses adjacent to the property and within the surrounding neighborhood; and		
	All existing structures, yards, utility easements, rights-of-way, flood plains, and wooded areas on and adjacent to the property; and		
	The density (dwelling units per acre) and the intensity (impervious surface ratio or gross square footage) of the nonconforming use/structure; and		
	Landscaping (existing and proposed); and		
	Architectural treatments (existing and proposed); and		
	Traffic impact; and		
	The reasons why the nonconforming use or structure is compatible with, and will have no adverse impact on the land uses permitted in the district in which it is located; and		
	Nature and extent of additional protection from adverse impacts afforded for the adjacent properties.		

I hereby attest to the truth and exactness of all information supplied on and with this application.

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

FOR OFFICE USE ONLY

Received Stamp:

Application Fee: \$300

Total Fees Due: _____
(Fees are non-refundable)

The application has been reviewed and is found to be complete:

Township Staff:

Date:



Board of Zoning Appeals 2021 - Meeting Dates/Application Deadlines

REGULAR Meeting Dates and Application Deadlines

Meeting Date	Application Deadline
January 5, 2021	December 16, 2020
February 2, 2021	January 13, 2021
March 2, 2021	February 10, 2021
April 6, 2021	March 17, 2021
May 4, 2021	April 14, 2021
June 1, 2021	May 12, 2021
July 6, 2021	June 16, 2021
August 3, 2021	July 14, 2021
September 7, 2021	August 18, 2021
October 5, 2021	September 15, 2021
November 2, 2021	October 13, 2021
December 7, 2021	November 17, 2021
January 4, 2022	December 15, 2021

TENTATIVE Meeting Dates and Application Deadlines

Meeting Date	Application Deadline
January 12, 2021	December 23, 2020
February 9, 2021	January 20, 2021
March 9, 2021	February 17, 2021
April 13, 2021	March 24, 2021
May 11, 2021	April 21, 2021
June 8, 2021	May 19, 2021
July 13, 2021	June 23, 2021
August 10, 2021	July 21, 2021
September 14, 2021	August 25, 2021
October 12, 2021	September 22, 2021
November 9, 2021	October 20, 2021
December 14, 2021	November 24, 2021
January 11, 2022	December 22, 2021

*Please contact Community Development staff prior to submitting your application on the **TENTATIVE** meeting schedule as staff needs to verify the availability of the Board members.*

If Board members are unavailable, your case will be moved to the next regularly scheduled meeting.