

Swan Creek Township Board of Zoning Appeals

5565 County Road D, Delta, Ohio 43515

419-822-4371

fax 419-822-9609

website: www.swancreektwp.org

Administrative Appeal

Location _____

Name _____

City _____ State _____ Zip _____ Phone# _____

Describe Appeal: - Appeal must state in detail what decision of the Zoning Inspector he/she feels is in error and why.

Owner's Signature: _____ Date: _____

Administrative Appeal Fee is \$150.00. Fee must be submitted at time of application by cash or check made payable to Swan Creek Township.

Office Use

Date Filed: _____ Fee paid: _____ Hearing _____

Action of Board:

Motion by: _____, 2nd _____ CIRCLE ONE
Approved or Denied

CONDITIONS: _____

CIRCLE VOTE

_____ Date _____ Vote: Yea or Nay
Darrin Gramling, Chairman

_____ Date _____ Vote: Yea or Nay
Gregg Winseman, Vice Chairman

_____ Date _____ Vote: Yea or Nay
David Smith, Board Member

_____ Date _____ Vote: Yea or Nay
Alternate Board Member

Zoning Inspector _____ Date _____

Standards Set Described in Article 100-21.5

1. Location, size and character as it relates to the development of the surrounding neighborhood and regulations of applicable zoning district.

VOTE:

2. Impact on vehicular and pedestrian traffic.

VOTE:

3. Any possible nuisance emanating from the proposed use.

VOTE:

4. Location, height, nature of buildings and other structures as they relate to appropriate development and use of adjacent lands and buildings and how the proposed use affects values of other lands.

VOTE:

5. Whether the proposed use will be harmonious with the physical and economic aspects of the adjacent property.

VOTE:

6. The necessity of the proposed use for public convenience at this location.

VOTE:

7. Will the proposed use protect the public health, safety, and welfare.

VOTE:

8. The effect the proposed use will have on the value of other property in the area in which it is to be located.

VOTE:

In consideration of all appeals for variances and conditional uses, the Board of Zoning Appeals shall review each case individually as to its applicability to each of the following standards so that the proposed variance or new land use:

1. Will be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the Zoning District in which it is to be located.
2. Will be of a nature that will minimize the hazards resulting from vehicular and pedestrian traffic taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle contacts in residential districts.
3. Will be designed as to location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.
4. Will be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
5. Will relate harmoniously with the physical and economic aspects or adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific area of the Township.
6. Is necessary for the public convenience at that location.
7. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
8. Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.