

STONELICK TOWNSHIP BOARD OF ZONING APPEALS
PO Box 37 **513-732-3299**
Owensville, OH 45160 **info@stonelicktpw.org**

Direction for applying for a BZA Hearing:

Application for residents appealing a: Stonelick Township Zoning Citation
 Requesting a Variance from the Stonelick Township Zoning Resolution
 Requesting a Conditional Zoning Permit

Stonelick Township Board of Zoning Appeals is required by law to assure that certain standards are met before it is permitted to grant Appeals, Variances, or Conditional Zoning Permits. Persons seeking any of the above should be thoroughly familiar with the applicable sections of the Zoning Resolution (available on our website www.stonelicktpw.org.)

Appeal of Citations: Section 30.4.B, 30.4.C and 30.5.C: Note especially that “The notice of appeal shall specify the ground for such an appeal.”

Variances: Section 30.6.A through 30.6.G: Note especially 30.6.B.1 through 30.6.B.2.E - Unless these documents are presented to the BZA at, or prior to the hearing, the BZA cannot act on the request of the variance. Section 30.6.D.1 through 30.6.D.4 sets forth the standards that the BZA must assure have been or will be met in order to grant a variance. It is the responsibility of an applicant to present evidence and/or compelling arguments that these standards have been or will be met.

Conditional Use Permits: Section 30.7.B in its entirety: Unless these documents are presented to the BZA at, or prior to the hearing, the BZA cannot act on the request for a Conditional Use Permit. Section 30.7.D.1 through 30.7.D.7 sets forth the standards the BZA must assure have been or will be met in order to authorize a Conditional Use Permit. It is the responsibility of the applicant to present evidence and/or compelling arguments that these standards have been or will be met.

In preparing for the hearing, applicants/appellants should use Article 2 of the Resolution (Definitions) to be sure that the forms used in the Resolution are understood. Please be well prepared for your hearing. Failure to do so is unfair to the other attendees and to the BZA.

REASON FOR APPLICATION:

Variance: (See Section 30.6 of the Stonelick Township Zoning Resolution) Relief from a specific requirement of the Zoning Resolution

- (A) There are unique special conditions involving property which is not ordinarily found in the same Zoning District and that the situation results from the enforcement of this Zoning Resolution and not by an action by the property owner.
- (B) Without a variance, it will constitute unnecessary hardship upon the property owner represented in this application.
- (C) The variance will not adversely affect the public general welfare, comfort, health, safety, and morals of the community and the variance will not compromise the general spirit and intent of this Resolution. The adopted Growth Management Plan may be amended from time to time.

Conditional Use: (See Section 30.7 of the Stonelick Township Zoning Resolution) The purpose is to permit a use that would not be appropriate restrictions upon finding that:

- (A) The proposed use meets the required conditions as stated in the Zoning Resolution.
- (B) The use or development will not have an adverse impact on adjoining properties.

Non-Conforming Use: (See Article 25 of the Stonelick Township Zoning Resolution) A type of Variance of an existing Zoning Resolution permitted because the use of the land was legal before the Zoning Resolution was passed prior to 1969.

Other: Please explain: _____

Application for BZA Hearing Case # _____

Applicant/Property Owner*: _____ Date of Application: _____

Property Address for Hearing: _____

Mailing Address of Applicant: _____

*Applicant must be the owner or lessee** of the property (ORC 519.12(A)). An original affidavit contained in Section 5 below must be executed and submitted by as least one owner or lessee of each parcel contained in this application. **If lessee, attach terms of lease.

I/We or someone on my behalf will appear to be scheduled on this application. The sum of \$300 has been paid to Stonelick Township for the application fee.

Signature of Property Owner: _____

Note: All hearings are open to the public and are held at the Stonelick Township Hall, 457 S. Broadway, Owensville, OH 45160. A copy of the Stonelick Township Zoning Resolution is available at www.stonelicktpw.org. The application must be accompanied by the following documents:

- Copy of Deed to Property
- Sketch drawn to scale
- Zoning permits that were denied by Zoning Inspector

Letters will be sent to the following adjacent neighbors. Adjacent property owners include those across the street and touching the property in any manner. Ref: <https://www.clermontauditorrealestate.org> Use additional sheets if necessary.

Name: _____ Parcel #: _____

Address: _____ City/State/Zip: _____

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Address: _____ City/State/Zip: _____

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Name: _____ Parcel #: _____

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