



Division of Building and Zoning

Jared Lane
Chief of Building and Zoning

Daulton Brown
Assistant Chief of Building and Zoning

1287 Hebron Road * Heath, Ohio 43056 * P: 740/522.1420 * F: 740/522.6324 * www.heathohio.gov

BZBA CONDITIONAL USE APPLICATION

Please read then complete entire application. Incomplete applications may not be processed. If you are not the property owner(s), please include a signed letter from the property owner(s) authorizing you to make this application.

Property Owner*: _____ Phone Number: _____

Address: _____ Email: _____

** Please provide the name of the applicant if different than the property owner*

Applicant Name*: _____ Phone Number: _____

Address: _____ Email: _____

** Please provide the name of the individual who is actually going to receive the Conditional Use/Special Exception variance*

LOCATION IS SOUGHT

Complete mailing address including zip code: _____

Current Zoning: _____ Parcel ID#: _____ Acreage of Parcel: _____

Request variance to section(s): _____

Reason for request (why a conditional use is sought?) What hardship requires that the conditional use be granted?

PLEASE REVIEW THE FOLLOWING REQUIREMENTS. APPLICATION WILL NOT BE PROCESSED UNLESS ALL INFORMATION IS PROVIDED (Staff has the discretion to waive any part of the required items.)

☐ Included is a stamped surveyed drawing showing existing structures and the placement of the proposed variance which includes lot lines, setbacks, etc..

☐ Graphics, pictures, and/or elevations if applicable, have been included and represent the material to be presented in an accurate fashion.

☐ The Board of Building and Zoning Appeals shall not grant a variance unless it shall, in each specific case, make specific findings of fact based directly upon the particular evidence presented to it, that support the following conclusions. Please provide a statement addressing each of the following:

CONDITIONAL USE REVIEW CRITERIA

1. In reviewing conditional uses, the BZBA shall consider the following:

- The use is a conditional use, permitted with approval by the BZBA, in the district where the subject lot is located;
- The use is in accordance with the objectives of the City of Heath Comprehensive Plan and zoning ordinances; and
- The conditional use will not substantially and/or permanently injure the appropriate use of neighboring properties and will serve the public convenience and welfare.

2. In order to approve a conditional use, the BZBA shall use the following review criteria:

- The use is in fact a conditional use as established within the applicable zoning district;
- The use will be harmonious with, and in accordance with, the purpose of this zoning ordinance and consistent with the policies of the City of Heath Comprehensive Plan;
- The use will conform to the general character of the neighborhood in which it will be located;
- The use complies with all applicable provisions of this zoning ordinance including any use-specific standards;
- The use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will not change the essential character of the same area;

- f. The use will not create excessive additional requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community;
- g. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community; and
- h. That such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

EXPIRATION

For conditional uses, the applicant shall have one (1) year from the date of approval to receive an approved zoning permit or the conditional use shall be deemed null and void. Applicant may submit one request for an extension of six (6) months to the BZBA.

Applicant Name: _____ Applicant Signature: _____ Date: _____

See Fee Schedule for costs.

This application shall be completed with six (6) hard copies and an electronic PDF file, including maps, shall be filed with the Building and Zoning Department for presentation to the City of Heath Board of Zoning and Building Appeals. Fee must be paid upon submission for application to be processed.

Do not write below this line - OFFICE USE ONLY

BZBA Case #: _____ Date filed with Zoning Dept.: _____ Date Paid (\$100.00 fee): _____

Decision of the BZBA: _____

BZBA Secretary Signature: _____