



BOARD OF ZONING APPEALS

USE VARIANCE APPLICATION

Property Street Address: _____

Explain the proposed use and activities that will take place on the property*:

List variance(s) required:

Explain the expected impact on the area*:

Standards for a Use Variance

Reply to each of the following to the best of your ability*:

1. Describe how the variance requested stems from a condition that is unique to the property at issue.
2. Describe how the granting of the variance will not have any material adverse effect on the rights of adjacent property owners or residents.
3. Describe how the granting of the variance will not have any material adverse effect on the public health, safety, or general welfare

4. Explain how the variance will be consistent with the general spirit and intent of the Zoning Code.
5. Explain how the variance sought is the minimum necessary to complete your project.

You may also submit evidence and respond to the following for the BZA to consider*:

1. Can the property be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located?
2. Did you create the hardship condition?

Submission Checklist:

All materials submitted as part of this application and presented at the public hearing must be retained as part of the public record and cannot be returned. Applicants are encouraged to keep a copy of all items for their records.

- ☐ Copy of Zoning Refusal
- ☐ Completed Use Variance Application
- ☐ Signed and Notarized Board of Zoning Appeals Application Cover Page
- ☐ Site Plan
- ☐ Additional Materials as Needed (e.g. floor plans, elevations, renderings, letters of support, photos, plan of operation, etc.)
- ☐ Use Variance Application Fee: \$515 (check or money order payable to City of Dayton)

*Should you require extra pages to provide an adequate description, please attach them to this document.