



Case No. _____
Date: _____

SPECIAL USE PERMIT APPLICATION

Application fee: \$50.00 (non-refundable)

By virtue of this application, the undersigned owner(s) hereby request Special Use approval for the subject property as described below.

1. Owner's Name: _____ Phone: _____
 Address: _____ City/State/Zip: _____
 Owner's email: _____
2. Owner's Agent: _____ Phone: _____
 Address: _____ City/State/Zip: _____
 Agent's email: _____
3. Legal description of subject property: (City Lot #): _____
 (Address): _____
4. Area under consideration for a Special Use: _____ acres.
5. Existing zoning: _____
6. Existing use: _____
 Proposed use: _____
7. Supporting Information: The owner/agent must:
 - A. Four (4) copies of a plan of the of the proposed development for special use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, schedule of development, and such other information as may be required to determine if the proposed rezoning meets the intent and requirements of this ordinance. See Chapter 1294 of the Zoning Ordinance of Miamisburg, Ohio. In addition to the four (4) hardcopies submitted, also provide an electronic copy to the plans reviewer.
 - B. Project Narrative Statement describing, in detail, the proposed development and use of the property. Include operational details such as hours of operation, employee count, traffic patterns, delivery schedules, breakdown of interior spaces, and any other pertinent information necessary to fully understand the scope of the business.

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C. Provide a written response to the nine (9) Special Use Standards the Planning Commission will use to review the particular facts and circumstances of the proposed special use. Per §1294.04(e), the standards are:

(1) Is in fact a special use as established under the provisions of Chapters 1242 through 1291 for the zoning district involved.

(2) Will be harmonious with and in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Plan and/or this Zoning Code.

(3) Will 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.

(4) Will not be hazardous or disturbing to existing or future neighboring uses.

(5) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

(6) 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.

(7) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, heat or odors.

(8) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

(9) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

D. List all those persons (including current addresses) having an interest in the subject property whose consent is required to authorize the processing of this application.

NAME (please print)

ADDRESS

E. Attach a list of names and addresses of **all** property owners within **200'** of the subject property.

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NOTE: The Fee (\$50.00) for this application is non-refundable.

The owner(s) and/or the owner's agent certify that the information contained herein, and any information provided as exhibits herewith, is correct. The owner(s) also by virtue of this request grants to those public officials/staff responsible for the review of this application, permission to inspect the subject property.

Signature of Agent: _____ Date: _____

Signature of Owner: _____ Date: _____

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public

=====

Fee: _____

Received by: _____

Action by Planning Commission: _____

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