

Jackson Township Trustees

Clermont County

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ZONING ADMINISTRATOR:

Josh Shaw
3263 St. Rt. 50
Williamsburg, Ohio 45176
513-625-1800

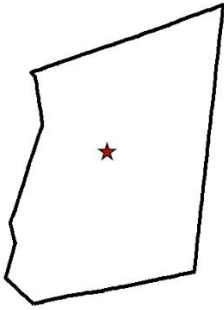
Ref: Board of Zoning Appeals Form Information

Dear Jackson Township Board of Zoning Appeals Applicant

When you make application to the Board of Zoning Appeals (BZA) the following information is important for you to know:

1. Your appeal hearing will be open to the public. Any township resident or non-resident may attend.
2. Your hearing date will be published for two (2) weeks in the Clermont County Sun Legal Notices section.
3. All neighboring properties within two hundred (200) feet of your property will be notified by registered mail of your appeal and the hearing date.
4. You may have a Notification of Public Hearing sign placed in front of the property related to your hearing.
5. Your appeal hearing will be scheduled within thirty (30) days of the date of your application. Depending on the day of the week your application is received, the date could be scheduled sooner. You, or an appointed agent, are required to attend your hearing.
6. The fee you pay for your hearing is established by the Jackson Township Board of Trustees. It is used to help offset the township's expenses in covering publication costs, postage, copying expenses, and BZA members' compensation. **Should you decide not to continue with your appeal, your fee will not be refundable if the notification process (postal and Clermont County Sun Legal Notice) has begun.**
7. Unless otherwise notified, your hearing will take place at 7:00 PM on the scheduled date in the Jackson Township Community Center located at 3263 U.S. Route 50 in Jackson Township.
8. Please do not staple the application or supporting documents together.
9. Upon the conclusion of your hearing the BZA may:
 - a). Render a decision that evening, or;
 - b). Take up to thirty (30) days to reach a decision, or;
 - c). Suspend the hearing "in-session" and reconvene the hearing at a future date.

If you have any questions regarding the application, please call the Township office at 513-625-1800.



**BOARD OF ZONING APPEALS
APPLICATION**

Please complete the following form and submit all relevant material requested with this application.

JACKSON TOWNSHIP, CLERMONT COUNTY, OHIO
3263 U.S. Route 50
Williamsburg, Ohio 45176
Office Phone: 513-625-1800
Office Fax: 513-456-6493

Property Information.

Applicant Name: _____

Address _____ City _____ State ____ Zip _____

Parcel Number(s) _____

Preferred Phone Number: _____ Email: _____

Property Owner and Address are the same as above.

Property Owner's Address is different than above (Please provide mailing address below)

Address _____ City _____ State ____ Zip _____

Applicant is not Property Owner:

Name of Actual Owner: _____ Phone Number _____

Mailing Address _____

City _____ State ____ Zip _____

____ I hereby appeal to the Jackson Township Board of Zoning Appeals (BZA) to reverse a decision made by the Jackson Township Zoning Officer.

____ I am applying for a variance to the Zoning Resolution to avoid unnecessary hardship.

____ I am applying for approval of a Conditional Use

____ Other: _____

Supporting Information:

- Attach a sheet explaining, in detail, why you are applying for the indicated request. Include all relevant information such as:
- Building plans (if applicable);
- Site plans detailing shape, size and location of the parcel (if applicable);
- Location of septic tanks, leach fields or mound systems on the property;
- Location of all buildings on the parcel (if applicable);
- Proposed buildings and/or alterations to existing structures.
- Show details of natural, topographic and man made peculiarities of the parcel in question.
- It is very important to include supporting photos, documents and drawings pertaining to your appeal.
- Be sure to include all known easement(s) and their location(s).

Justification of Appeal, Variance, or Conditional Use:

In order for an Appeal, Variance or Conditional Use to be granted, the applicant must prove to the BZA the following items are true:

1. Such a request will not be contrary to the public interest.
2. Owing to special conditions, a literal enforcement of the resolution will result in unnecessary, but not economic, hardship.
3. So the general spirit of the resolution shall be observed and will be in harmony with the intent and purpose of the Zoning Resolution.
4. The granting of the request will not infringe upon the rights and quiet enjoyment of adjacent property owners and will not diminish property values, endanger the public safety, or cause a public nuisance.
5. The granting of the request is for a compelling reason and not just because the applicant's plans conflict with the Zoning Resolution.
6. The granting of the request is not solely for economic benefit to the applicant.

I (we)

Applicant's Printed Name

Certify the information contained in this application and all attachments of supporting information and documents is true and correct to the best of my (our) knowledge. I (we) attest to the accuracy and truthfulness of the statements provided on this application to the best of my (our) knowledge. I (we) authorize the Jackson Township Zoning Department to place a Public Hearing notification sign on the property as needed during the proceedings of this hearing.

Signature _____

Date _____

Staff Use Only

Application Fee: _____ Check Cash

File Number: 20__ - BZA - ____

Zoning District of Property _____

Appeals related to Zoning Article Number ____ Section ____ Paragraph ____ and

Zoning Article Number ____ Section ____ Paragraph ____ and

Zoning Article Number ____ Section ____ Paragraph ____

Date of Scheduled Hearing _____ Date of Final Ruling _____

Appeal Granted: Yes No

Conditional Uses No Yes (If "Yes" provide Conditions imposed below):

*****SPECIAL NOTICE*****

There is a basic distinction between zoning resolutions and building codes. Zoning resolutions are enacted to control land use. Building codes are enacted to control structural quality of buildings.

In the event of a conflict between a decision of the Board of Zoning Appeals and the Ohio State Building Code, **the Ohio State Building Code will prevail.**

(R.C.3781.11 Rules of board of building standards; 101.1 Title. Chapters 4101: 1 -1 to 4101 : 1 – 35 Administrative Code; 102.3 Other Rules.)

In the event an owner is involved in a building project that involves a zoning variance, the owner is advised to work with both the Township Board of Zoning Appeals and the County Building Inspection Department. **It is the responsibility of the owner to be sure there is compliance with both the zoning resolution and the building code.**