

**DANBURY TOWNSHIP BOARD OF ZONING APPEALS**  
**Application for a Conditional Use**

The Board of Zoning Appeals shall have the duty to hear and decide applications for a conditional use where they are permitted in Article 5 of the zoning resolution.

Application for a conditional use shall be filed with the zoning inspector and must consist of the following:

1. Application form
2. Copy of the deed showing ownership and legal description of the property. If the applicant is not the owner of the property, the applicant must obtain power of attorney from the owner granting the applicant authority to request the conditional use.
3. Plot plan showing the dimensions of the property, location of road(s), size and location of any structures on the property, setbacks to these structures, direction of north, applicant's name and address. If the variance is being requested to allow for the construction of a structure or addition, show the location, dimensions and setbacks to the proposed structure or addition (Note: setbacks are measured to the overhang, not the foundation.)
4. A typewritten list of the names and addresses of property owners within, contiguous to, and directly across the street from the property involved. The names and addresses shall be obtained from the County Auditor's current tax list or the County Treasurer's mailing list. Failure to deliver all of the property owners' names and addresses will not invalidate the action taken by the Board of Zoning Appeals, but may result in revocation of the zoning permit upon request by a party who was not properly notified.
5. A typewritten statement explaining how the applicant believes he/she meets the general requirements listed in Section 901.4 (1 a-g) of the zoning resolution. These are the standards the Board will use in determining whether to grant a conditional use. *Section 901.4 is listed on the back of these instruction.*
6. A \$200.00 filing fee. Checks should be made payable to Danbury Township.

No application will be scheduled for hearing until all of the above items have been filed with the Zoning Inspector. Hearings are held the third Wednesday of each month. Filing deadline is noon on the last Friday of the preceding month. At the time of filing, the zoning inspector will supply flags which the applicant is required to use in order to mark the property at least 10 days prior to the hearing. For this reason, **applications must be filed in person, either by the applicant or a designated representative.**

DANBURY TOWNSHIP ZONING RESOLUTION  
Section 901.4

The Board of Zoning Appeals shall determine that the general standards pertinent to each conditional use indicated herein shall be satisfied by the establishment and operation of the proposed conditional use. The Board of Zoning Appeals may also impose such additional conditions and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Resolution will be observed, including specified limitations as to future expansion. The approval of a conditional use will be for a period of one year. Failure to make substantial progress on the approved use shall result in revocation of its authorization.

1. General Requirements: The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence that such use in the proposed location:

- a. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan (whether present or future);
- b. 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 that such a use will not change the essential character of the same area;
- c. Will not be hazardous or disturbing to existing or future neighboring uses;
- d. Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- e. Will be served adequately by essential public facility and services;
- f. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public/private streets or roads.
- g. In considering an application for conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structure.