

ZONING BOARD OF ADJUSTMENT
Application for a Special Exception



Do not write in this space.
Case No: _____
Date accepted: _____

(signed – ZBA)

Name of Applicant _____ Telephone _____ Email Address _____
Mailing Address _____
Owner _____
(if same as applicant, write “same”)

Location of Property _____ Map _____ Lot _____ Size in Acres _____
(street, number)

APPLICATION FOR A SPECIAL EXCEPTION

A special exception is requested under Dublin’s Land Use Regulations from the following provisions:

Article _____, Section _____
Article _____, Section _____
to permit _____

Square Footage of building and related portions _____

Explain how the proposal meets the following special exception criteria as specified in Article XII, Section D, and Section E (if applicable):.

1 – The proposed use is designated in the Table of Uses (Article X, Section E):

2 – The proposed site is an appropriate location for the use, and is compatible with the surrounding land uses:

3A – The proposed use will not adversely affect neighboring properties by causing such problems as excessive noise, traffic, dust, fumes, glare, or other conditions that are association with the intended use but are not typical of permitted uses within the area.

3B- The proposed use will not have an unreasonably adverse effect on the property values of neighboring properties.

Note: For items 3A and 3B above, neighboring properties shall mean abutting lots and any lots within fifteen hundred (1500) feet of the lot on which the use is proposed.

4 – The proposed use of the lot must be able to comply with all the requirements of the Dublin Zoning Ordinance:

5 – No hazardous waste shall be disposed of on the property:

6 – Traffic generated by the proposed use must not present a hazard to the neighborhood:

7 – Comments on Planning Board’s Site Plan Review buffering requirements:-

8 – Recommendations from the Planning Board, Conservation Commission, and Health Officer on the proposed use:

NOTES:

1. The application will not be considered complete unless all required statements have been made and the application signed and dated by the applicant. The application will be considered accepted when signed and dated by the Board Chairman or his/her designated representative.
2. Some uses may be allowed by Special Exception provided they satisfy the criteria; plus, they need to satisfy any relevant conditions set forth in Article XII, Section E (the requirements for granting specific Special Exceptions) and other requirements of the Land Use Regulations.
3. A site visit and recommendations relating to the proposed use from the Planning Board, Conservation Commission, and Health Officer may be required (at the discretion of the Board of Adjustment Chairman) prior to the Board hearing on the appeal. The applicant, or a designated knowledgeable representative, shall be present at the scheduled site visit time to respond to any questions. Further, any structural additions shall be clearly marked as to footprint locations. A sealed drawing or sketch is recommended as an attachment to this application if footprint modifications are proposed and may be required by the Board of Adjustment.
4. In certain instances, the Board of Adjustment may require professional or technical consultants to assist the Board in the assessing the impact of your proposed use if a majority of the Board deems such information necessary during the hearing. If so, the applicant agrees that said consultant(s) will be selected by the Board and the cost of the work will be paid by the applicant, with full payment to be made prior to any decision rendered by the Board.

Applicant's Signature _____

Date _____

Any conditions stipulated by the board of adjustment's decision is binding unless changed by a subsequent board of adjustment appeals hearing to modify them, and failure to adhere to any specified condition(s) effectively places the use in violation of our zoning. Conditions imposed by the board of adjustment may not be altered by any other Town Board or Official.

Adopted: May 27, 2010
Amended: March 24 & December 8, 2011