

Bainbridge Township

Geauga County
Ohio

ZONING INSPECTOR

OFFICES
17826 CHILLICOTHE ROAD
BAINBRIDGE TOWNSHIP, OHIO 44023
(440) 543-9871
FAX (440) 543-4654

BAINBRIDGE TOWNSHIP CONDITIONAL USE ZONING CERTIFICATE

Attached is a copy of an Application for a Conditional Use Zoning Certificate. Upon receipt of the completed application, the Zoning Inspector will present this application to the Board of Zoning Appeals at its next scheduled meeting at which time the Board of Zoning Appeals will schedule a date for a public hearing for the application.

Within thirty (30) days of the public hearing held by the Board of Zoning Appeals upon an application for a Conditional Use Zoning Certificate, the Board of Zoning Appeals shall approve, disapprove or approve subject to specific modifications, the application considered at such public hearing. If modifications are required or the application is disapproved, the Board of Zoning Appeals shall state the reasons for such actions and shall clearly define in the record of its proceedings all required modifications. In the event an application is approved, the representations and declarations made in the original application as approved by the Board of Zoning Appeals, as well as all changes and modifications required by said Board, are to be set forth in the action of the Board of Zoning Appeals as specific conditions upon which the Conditional Use Zoning Certificate is granted. Such conditions are to be incorporated into such documents and placed of record in such manner as may be necessary and appropriate to insure that the conditional use will be established and maintained in accordance therewith. Changes and alterations of a conditional use, after approval thereof by the Board of Zoning Appeals, may be made or undertaken only after filing and approval of a subsequent application for Conditional Use Zoning Certificate, in the manner approved herein.

Upon receipt of approved Board of Zoning Appeals meeting minutes, indicating approval, or approval with modification, of an application for Conditional Use Zoning Certificate, the Zoning Inspector shall issue a Conditional Use Zoning Certificate to the applicant. Such certificate shall provide that the use permitted thereby shall not be moved, changed, enlarged, increased, or extended in any particular and that no buildings or structures permitted thereby shall be enlarged, extended, moved or altered, structurally or otherwise, unless a Conditional Use Zoning Certificate specifically authorizing such changes be applied for and granted.

Fees for Conditional Use Zoning Certificates are established by the Township Trustees. They are available by request and posted in the Township Clerk's Office.

The Conditional Use Zoning Certificate is not a Building Permit, and the applicant should check with the Geauga County Building Department for any additional permits required by the County for Building, Driveways, Sanitary Waste Disposal, and Water Supply.

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APPLICATION FOR A CONDITIONAL USE ZONING CERTIFICATE

NEW APPLICATION REVIEW AND RENEWAL REQUEST OF EXISTING CONDITIONAL USE

Note: Conditional Use must be reviewed by BZA every 2 - 5 years per BZA's recommendation.

Application No. _____

The undersigned hereby applies for a Conditional Zoning Certificate for the following described use, said certificate to be issued by the Township Zoning Inspector on the basis of the information contained within this application.

THIS APPLICATION SHALL BE COMPLETED BY THE APPLICANT

A. Name of Applicant: _____

Address of Applicant: _____

Telephone Number of Applicant: _____

B. Name of Owner of Record: _____

Address of Owner of Record: _____

Telephone Number of Owner of Record: _____

C. Address of the Property: _____
(If different from applicant's current address)

D. Attach documentation as to authority to make application (e.g. deed, power of attorney, lease, or purchase agreement).

E. Attach a legal description of the property, as recorded with the Geauga County Recorder.

F. Provide the current zoning district in which the property is located:

G. Provide a description of the existing use of the property: _____

H. Provide a description of the proposed use of the property: _____

I. Attach three (3) copies of a plan or map, drawn to scale, with a north arrow and date showing the following information:

1. The configuration and dimensions of the lot or parcel of land with respect to which the Conditional Use Zoning Certificate is sought.
2. The location, configuration and dimensions of all contiguous lots or parcels in which any of the following persons or entities has any interest:
 - (1) The applicant.
 - (2) The spouse or former spouse of the applicant.
 - (3) Any lineal ancestor or descendant of the applicant.
 - (4) Any corporation or partnership, in which the applicant, his spouse or former spouse, or any lineal ancestor or descendant of the applicant, has any interest.
 - (5) Any trustee or nominee of any of the foregoing, regardless of the nature of the beneficial interest, and without regard to whether the same is vested or contingent.

For the purposes of this subparagraph, "interest" shall include (a) any lease-hold interest; (b) any right or option to purchase, on any terms or conditions; (c) a right to purchase under a conditional purchase agreement; (d) any interest in reversion or remainder, and any incorporeal hereditament, whether vested or contingent.

3. With respect to contiguous properties shown in accordance with subparagraph (b), above, the identity of the person, persons or entity owning any interest in such properties, a statement of their relationship to the applicant, and a precise description of the interest owned by each.
4. The location of all existing buildings, structures, roads and property lines on the parcel with respect to which the Conditional Use Zoning Certificate is sought, and of all existing buildings and structures on adjacent properties located within one-hundred (100') feet of any boundary line of said property.
5. Topographical data for said parcel, indicating contours, both existing and proposed, at intervals of five (5') feet or less, referred to the 1929 North American Datum, U.S.G.S. and U.S.C. and G.S. with horizontal control, Ohio Plane Co-ordinate System. Topography of the site shall be extended a minimum of fifty (50') feet beyond the boundaries of said parcel and a minimum of two-hundred (200') feet along existing roads abutting said parcel.
6. The location of all water courses, trees, with diameters of eight (8") inches or more, wooded areas, and other natural features, both existing and proposed.

7. The location of all proposed land uses and structures; the height of all structures; and the total square footage to be devoted to all non-residential uses.
8. The location of all parking areas, loading docks, and driveways for ingress and egress, indicating type of pavements, curbs and drainage.
9. The location and configuration of all proposed lots, easements and public community areas, including without limitation parks, playgrounds, and recreation areas.
10. The location and description of all components of any proposed sewerage disposal system(s) and water supply system(s), and the locations and sizes of proposed utility lines.
11. The location of proposed site improvements, including all changes in topography of one (1') foot or more.
12. The location, size and description of all signs and street furniture.
13. The location and description of proposed buffer areas.
14. The location and specifications of all proposed exterior site illumination.
15. The location and description of any proposed screening and landscaping, including a planting plan, if any.
16. The location and description or design of any bridges, site drainage facilities and/or culverts.
17. A tracing overlay showing all soil areas and their classifications, per the Unified Soils Classification System.

I hereby certify that all of the information supplied in this application and attachments hereto are true and correct to the best of my knowledge, information and belief.

I hereby acknowledge that I understand that the penalty for falsification is imprisonment for not more than six (6) months, or a fine of not more than one thousand dollars (\$1,000), or both.

I hereby consent to the inspection of the subject property and of any buildings or structures to be constructed thereon by the township zoning inspector during construction and within thirty (30) days from the completion of any buildings or structures.

I hereby acknowledge that I understand that if the construction or use described in the conditional zoning certificate has not begun within one (1) year from the date of issuance or if construction has begun one (1) year and said construction has not been completed within two (2) years from the date of issuance, said conditional zoning certificate shall be revoked by the township zoning inspector.

If all the information requested in this application is not provided, the application will be returned with no action.

I hereby acknowledge that the Conditional Use Zoning Certificate is not permitted by right but only upon approval of the Board of Zoning Appeals (hereafter BZA) and the issuance of a Conditional Use Zoning Certificate must be reviewed every 2 to 5 years (as set by BZA) for compliance with the conditions set by the BZA. Failure to maintain conditions or "changing" conditions without prior BZA approval could result in revocation of certificate.

Applicant's Signature

Date