



Bainbridge Township
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**APPLICATION FOR
GEAUGA LAKE DISTRICT
ZONING CERTIFICATE
BUILDINGS,
STRUCTURES AND USES**

DATE RECEIVED:
(OFFICE USE)

APPLICATION NO. _____

FACILITY FILE NO. _____

The undersigned hereby applies for a zoning certificate for the following described building, structure or use, said certificate to be issued by the Zoning Inspector on the basis of the information contained in this application. The Zoning Inspector may request such additional information as may be necessary to ensure compliance with the Geauga Lake Design Guidelines, the approved Final Development Plan, and the zoning resolution or waive requested information that is not applicable.

This application shall be completed by the property owner of record or his/her authorized representative. Incomplete applications will not be processed. Please print legibly or type all information, sign, and date this form.

1. PROPERTY INFORMATION

Site Address (if different from below):

Gauga County Auditor's Parcel Number:

2. IDENTIFICATION

Applicant: Owner Lessee Contractor Architect/Engineer Other (describe):

Applicant:

Name _____ Email _____

Address _____ City _____ State _____ Zip _____

Phone Number(s) Home Office Mobile

3. ATTACH AUTHORITY TO MAKE APPLICATION IF APPLICANT IS NOT THE OWNER OF RECORD

4. THE PROPOSED USE OF THE LOT INCLUDING ANY BUILDINGS OR STRUCTURES:

Freestanding Single Use Retail/Commercial Services	Mixed Use Retail/ Commercial Services	Office	Hospitality
Multi-Family Residential Area	Single Family Detached	Single Family Attached	
Multi-Family Attached	Accessory Structure (Specify): _____		
Accessory/Shed or Storage Building Detached	Garage Attached	Garage Detached	
Pool	Fence/Wall	Addition (Specify): _____	
Porch	Deck	Patio	Driveway
Temporary Structure or Use	Sign	Exterior Lighting	Folly
SR 43 Retail Building			

5. SUBMISSION OF SITE PLAN AND OTHER PLANS. THE ZONING INSPECTOR MAY REQUEST SUCH ADDITIONAL INFORMATION TO ENSURE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE GEAUGA LAKE DESIGN GUIDELINES, THE APPROVED FINAL DEVELOPMENT PLAN, AND ZONING RESOLUTION OR WAIVE CERTAIN REQUIREMENTS THAT MAY BE INAPPLICABLE.

6. SUBMITTAL REQUIREMENTS

A site plan submittal shall include the following information and other supporting plans. Plans shall be prepared by a qualified contractor, a licensed professional engineer or architect in the state of Ohio. Plans shall be drawn to scale. Three (3) copies shall be provided.

- Site Plan
 - Building or Structure Elevations and Floor Plans
 - Storm Water Management and Erosion and Sediment Control (WMSC) Plan
 - Other
- Plan Content**
- General Information

	<ul style="list-style-type: none"> ○ Name, mailing address, location address, phone number, and email of owner of record and the consultant who prepared the plan. Each plan sheet shall bear the seal of the professional engineer or architect who prepared it. ○ Name of the project, permanent parcel number, volume and page number of deed(s) of record, north arrow, sheet numbers, and date.
	<ul style="list-style-type: none"> • Site Plan <ul style="list-style-type: none"> ○ Locate, identify, and provide dimensions and area of all existing and proposed: <ul style="list-style-type: none"> ▪ Property lines with total acreage of the lot within and exclusive of the road right-of-way. ▪ Lot frontage at the road right-of-way and width at the building setback or build to line. ▪ Applicable front, side, and rear setback or build to lines. ▪ Lot coverage, area and percentage, by buildings, structures, and other impervious surfaces and percentage of open space. ▪ Principal and accessory attached or detached buildings, structures, and uses. ▪ Adjacent public or private roads. ▪ Driveways including width and setbacks. For proposed driveways on a public road, a copy of the driveway access permit is required. ▪ Sidewalks, walkways, ramps, porches, patios, decks, and trails. ▪ Fences, walls, earthen mounds, and buffer areas. ▪ Follies. ○ Locate and identify existing lakes, ponds, streams, and other water features and show riparian setbacks. ○ Locate and identify existing and proposed easements, including, but not limited to, utility easements with dimensions. ○ Indicate if a central sanitary sewer line connection and water line connection exists or is available.
	<ul style="list-style-type: none"> • Building and Structure Elevations and Floor Plans <ul style="list-style-type: none"> ○ Provide the location, height from finished grade, and size of existing and proposed buildings and structures or any additions to existing buildings or structures. ○ Provide floor plans identifying uses with dimensions for structural alterations to existing buildings and structures or any additions and for proposed buildings and structures.
	<ul style="list-style-type: none"> • Stormwater Management and Erosion and Sediment Control (WMSC) Plan <ul style="list-style-type: none"> ○ Show location and dimensions of any existing stormwater facilities. ○ Provide the location and dimensions of any proposed stormwater facilities and erosion and sediment control measures as required by the Geauga Soil and Water Conservation District. ○ Provide a copy of the approval letter from the Geauga Soil and Water Conservation District concerning the stormwater management and erosion and sediment control (WMSC) plan.
	<ul style="list-style-type: none"> • Other <ul style="list-style-type: none"> ○ Temporary structures and uses shall be identified and located, including applicable setbacks or build to lines, and applicable time frames. ○ Permitted yard obstructions shall be identified and located, including applicable setbacks or build to lines. ○ Exterior lighting, per the approved Final Development Plan shall be identified, dimensioned, and located. ○ Signage, per the approved Final Development Plan, shall be identified, dimensioned, and located. ○ Landscaping, per the approved Final Development Plan, shall be identified.
7. SIGNATURE	
<p>The undersigned hereby certifies 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 and I acknowledge that I understand I must comply with all of the regulations specified in this application, the Geauga Lake Design Guidelines, the Final Development Plan as approved by the Bainbridge Township Board of Trustees and such other applicable regulations in the zoning resolution. I hereby acknowledge that I understand the penalty for falsification is imprisonment for not more than six months, or a fine of not more than \$1,000.00, or both. I hereby acknowledge that I understand that if the construction or use described in the zoning certificate has not begun within twelve (12) months from the date of issuance or if construction has begun within twelve (12) months and said construction has not been completed within two (2) years from the date of issuance, said zoning certificate may be revoked by the zoning inspector. I hereby consent to the inspection of the subject lot and of any buildings or structures to be constructed thereon by the Zoning Inspector during construction and within thirty (30) days from notification of the completion of any buildings and structures.</p>	
Printed Name of Applicant:	Application Date:
Signature of Applicant:	
8. VALIDATION (Office Use Only)	
Zoning Certificate Number:	Date Issued:
Fee: \$	
Approved By:	
	Title