



Bainbridge Township
 17826 Chillicothe Road
 Chagrin Falls, Ohio 44023
 (440) 543-9871

www.bainbridgetwp.com
 Email: zoning@bainbridgetwp.com

**APPLICATION FOR
 CONDITIONAL USE
 ZONING CERTIFICATE**

DATE RECEIVED:
 (OFFICE USE)

APPLICATION NO. _____

BZA 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 zoning resolution or waive requested information that is not applicable.

This application shall be completed by the property owner of record or his/her attorney. 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):

Geauga County Auditor's Parcel Number:

2. IDENTIFICATION

Applicant: Owner Attorney

Applicant:

Name	Email
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Address	City	State	Zip
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Phone Number(s)	Home	Office	Mobile
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3. ATTACH A COPY OF THE RECORDED LEGAL DESCRIPTION OF THE PROPERTY

4. CURRENT ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED:

Lot is presently zoned:

- | | | |
|--------------------------|------------------------------|--------------------------------|
| R-3A: Rural Residential | R-5A: Rural Open Residential | CB: Convenience Business |
| MUP: Mixed Use PUD | PO: Professional Office | LIR: Light Industry Restricted |
| PPP: Public Passive Park | APP: Active Public Park | |

(The zoning map is available at www.bainbridgetwp.com)

5. AN APPROVED CONDITIONAL USE MUST BE REVIEWED BY BOARD OF ZONING APPEALS (BZA) EVERY 2 – 5 YEARS PER THE BOARD OF ZONING APPEALS' RECOMMENDATION.

New Application Review and Renewal Request of Existing Conditional Use

Expansion of Existing Conditional Use Conditional Use (specify): _____

6. SUBMISSION OF SITE PLAN AND OTHER PLANS. THE ZONING INSPECTOR OR THE BZA MAY REQUEST SUCH ADDITIONAL INFORMATION TO ENSURE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OR WAIVE CERTAIN REQUIREMENTS THAT MAY BE INAPPLICABLE.

7. SUBMITTAL REQUIREMENTS

Note: See the Zoning Resolution for Specific and General Conditions that apply to the Conditional Use. If this is a renewal, see the conditions that may apply as previously imposed by the BZA.

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

- Site Plan
- Building and Structure Elevations and Floor Plans
- Landscaping Plan
- Exterior Lighting/Photometric Plan
- Water Management and Sediment Control (WMSC) Plan
- Signage Plan
- Other

Plan Content

- General Information
 - 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, architect or landscape 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.
 - Zoning district in which the site is located.
- Site Plan
 - Locate, identify, and provide dimensions and area of all existing and proposed:
 - 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 line
 - Applicable front, side, and rear setback lines.
 - Distance between buildings and structures.
 - Lot coverage, area and percentage, by buildings, structures, and other impervious surfaces.
 - Principal and accessory attached or detached buildings, structures, and uses.
 - Adjacent public or private roads.
 - Driveways including width and setbacks. For proposed driveways, a copy of the driveway access permit is required.
 - Sidewalks, walkways, ramps, porches, patios, decks, and trails
 - Parking aisles and number of spaces with traffic flow patterns at entry/exits and within the site.
 - Loading/unloading areas and spaces.
 - Fences, walls, and earthen mounds.
 - Exterior waste containers and dumpsters with enclosures.
 - Exterior storage, sales, and display areas.
 - Fire protection ponds and dry hydrants.
 - 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.
 - Locate any existing or proposed on-site wastewater treatment system and water well or indicate if a central sanitary sewer line connection and water line connection exists or is available.
- Building and Structure Elevations and Floor Plans
 - Provide the location, height from finished grade, and size of existing and proposed buildings and structures or any addition 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.

- Landscaping Plan
 - Provide the general location and identification of existing trees and other plant material.
 - Locate and identify all required buffer areas.
 - Provide the location and size of proposed trees and other plant material. Include a legend with the tree and plant species identification.
 - Show accessory structures including, but not limited to, water features, fountains, fences, and retaining walls.

- Exterior Lighting/Photometric Plan
 - The location, height, intensity, and bulb type of exterior lighting fixtures.
 - The direction of illumination and methods to eliminate glare, including full cut-off lighting, onto to adjacent roads and properties.
 - Note: See Section 161.12 of the Zoning Resolution.

- Water Management and Sediment Control (WMSC) Plan
 - Show location and dimensions of existing stormwater facilities.
 - Provide the location and dimensions of proposed stormwater facilities 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 plan.
 - Note: See Chapter 159 of the Zoning Resolution.

- Other
 - Temporary structures and uses shall be identified and located, including applicable setbacks, and applicable time frames. See Section 161.03
 - Permitted yard obstructions shall be identified and located, including applicable setbacks. See Section 161.11.

8. SIGNATURE

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 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 months from the date of issuance or if construction has begun within twelve months and said construction has not been completed within two 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 days from notification of the completion of any buildings and structures.

Printed Name of Applicant:	Application Date:
Signature of Applicant:	

9. VALIDATION (Office Use Only)

Zoning Certificate Number:	Date Issued:
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Fee:	\$
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Approved By:	
	Title