

ZONING

Oh. Township. L. § 67:21

Baldwin's Ohio Practice, Local Government Law--Township

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Part II. Forms

Chapter 67. Zoning—Forms

V. Zoning Certificates

§ 67:21. Application for zoning certificate

(RC 519.16, RC 519.17)

Application No. [_____]

[Date]

To the Board of Trustees, [_____] Township, [_____] County, Ohio:

Application is hereby made for a zoning certificate. It is understood and agreed by the applicant that any error, misstatement or misrepresentation of fact or expression of fact in the application, either with or without intention on the part of the applicant, such as might, or would, operate to cause the issuance of a permit in accordance with this application, shall constitute sufficient ground for the revocation of the permit at any time.

Location

Subdvn.

Lot

Landowner

Address

Tel.

Occupant

Address

Tel.

Class of work: New [_____] Alteration [_____] Addition [_____] Move [_____]

Sign [_____]x[_____] Acc. Bldg. [_____] Building use [_____] Families [_____] Stories [_____] Basement [_____] Type

Usable floor space for use as living quarters exclusive of basements, porches, garages, breezeways, terraces, attics or partial stories. First floor [_____] sq. ft. Second floor [_____] sq. ft.

Off-street parking [_____] sq. ft.

Remarks:

Sketch of lot showing existing buildings and proposed construction. Fill in all dimensions showing all side yard clearances, streets and roads.

Main road frontage [_____] ft. District [_____] Setback from side road [_____] ft. Rear yard clearance [_____] ft. Side yard clearance: right [_____] ft. left [_____] ft. Dimensions of bldg.: Length [_____] ft. Width [_____] ft.

Highest point of building [_____] ft. above established grade.

Applicant's signature

For Use of Zoning Inspector

Fee [_____] Date paid [_____] Date filed [_____]

Approved [_____] Disapproved [_____] Date [_____]

Zoning Inspector

This application when approved constitutes the zoning permit.

To be filed in triplicate with the office of the Zoning Inspector.

Notice Requirements Rezoning/Amendment to Zoning Resolution

BZC – 10 or Fewer Parcels
R.C. § 519.12(A)(2)-(C)

Means:

- Published (1X – newspaper of general circulation)
- Mailed (1st Class)

Timing:

- At least ten (10) days before the date of the hearing (mail and publish)

Mailed Notice:

- To all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned.
- To the addresses of those owners appearing on the county auditor's current tax list.

Contents:

- _____ Time
- _____ Date
- _____ Place of hearing
- _____ Name of the zoning commission
- _____ Statement indicating that the motion, resolution, or application is an amendment to the zoning resolution
- _____ Addresses of all properties to be rezoned or redistricted by the proposed amendment
- _____ Names of owners of all properties to be rezoned or redistricted (per auditor's current tax list)
- _____ Present zoning classification of property named in the proposed amendment
- _____ Proposed zoning classification of property named in the proposed amendment
- _____ Time and place where the motion, resolution, or application proposing to amend the zoning resolution will be available for examination for a period of at least ten (10) days prior to the hearing
- _____ Name of the person responsible for giving notice of the hearing by publication, by mail, or by both publication and mail
- _____ Statement that, after the conclusion of the hearing, the matter will be submitted to the board of township trustees for its action
- _____ Any other information requested by the commission.

Notice Requirements Rezoning/Amendment to Zoning Resolution

BZC – Text Amendment or More Than 10 Parcels

R.C. § 519.12(A)(2) and (D)

Means:

- Published (1X – newspaper of general circulation)

Timing:

- At least ten (10) days before the date of the hearing

Contents:

- _____ Time
- _____ Date
- _____ Place of the hearing
- _____ Name of the zoning commission
- _____ Statement indicating that the motion, application, or resolution is an amendment to the zoning resolution
- _____ Time and place where the text and maps of the proposed amendment will be available for examination for a period of at least ten (10) days prior to the hearing
- _____ Name of the person responsible for giving notice of the hearing by publication
- _____ Statement that, after the conclusion of the hearing, the matter will be submitted to the board of township trustees for its action
- _____ Any other information requested by the commission.

Notice Requirements Rezoning/Amendment to Zoning Resolution

BOT – 10 or Fewer Parcels
R.C. § 519.12(E)(3) and (F)

Means:

- Published (1X – newspaper of general circulation)

Timing:

- At least ten (10) days before the date of the hearing

Contents:

- _____ Time
- _____ Date
- _____ Place of the hearing
- _____ Name of the BOT
- _____ Statement indicating that the motion, application, or resolution is an amendment to the zoning resolution
- _____ Addresses of all properties to be rezoned or redistricted by the proposed amendment
- _____ Names of owners of all properties to be rezoned or redistricted (per auditor's current tax list)
- _____ Present zoning classification of property named in the proposed amendment
- _____ Proposed zoning classification of property named in the proposed amendment
- _____ Time and place where the motion, application, or resolution proposing to amend the zoning resolution will be available for examination for a period of at least ten (10) days prior to the hearing
- _____ Name of the person responsible for giving notice of the hearing by publication, by mail, or by both publication and mail
- _____ Any other information requested by the BOT.

Notice Requirements Rezoning/Amendment to Zoning Resolution

BOT – Text Amendment or More Than 10 Parcels
R.C. § 519.12(E)(3) and (G)

Means:

- Published (1X – newspaper of general circulation)

Timing:

- At least ten (10) days before the date of the hearing

Contents:

- _____ Time
- _____ Date
- _____ Place of the hearing
- _____ Name of the BOT
- _____ Statement indicating that the motion, application, or resolution is an amendment to the zoning resolution
- _____ Time and place where the text and maps of the proposed amendment will be available for examination for a period of at least ten (10) days prior to the hearing
- _____ Name of the person responsible for giving notice of the hearing by publication
- _____ Any other information requested by the BOT