

**APPLICATION FOR CONDITIONAL USE**

**Chesterfield Township**

Board of Zoning Appeals

Fulton County, Ohio

The undersigned requests a conditional use permit for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board. If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.

1. Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Business) \_\_\_\_\_

2. Locational Description: Subdivision Name: \_\_\_\_\_

(If not in a platted subdivision, attach a legal description)

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

3. Existing Use: \_\_\_\_\_

4. Property Presently Zoned As: \_\_\_\_\_

5. Description of Conditional Use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Supporting Information:

Attached a plan for the proposed use (in triplicate) showing the location of building, parking and loading areas, traffic areas, and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas. Also, attach a narrative statement relative to the above requirements and explain the economic, noise, glare, and odor effects on adjoining property and the general compatibility with adjacent and other properties in the district.

Date: \_\_\_\_\_

Application Fee Paid: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

### 1. Statement of Purpose

Certain uses herein before defined in the resolution are conditionally permitted and prior to the use of any land, building or structure or for the erection of any building or structure for said conditional uses a conditional zoning certificate must first be approved and authorized by the Board of Zoning Appeals. Conditional uses possess unique characteristics vis-a-vis those permitted by right in the affected zoning district. These characteristics have inherent in them a degree of incompatibility with the uses permitted by right and therefore determine the suitability of the use for the particular area.

The purpose of this subsection is to establish reasonable procedures to insure the proper disposition of conditional zoning certificate applications. Conditional zoning certificates shall be issued only for the specific uses as are specifically provided hereinafter in the zoning resolution.

### 2. Procedures for Approval

#### a. Application

Every application shall be filed with the Township Zoning Inspector and the Board of Zoning Appeals. Every application shall in addition be accompanied by the following information and data:

1. Site plan, plot plan, or development plan, drawn to a scale of not less than ¼ inch equal one (1) foot of the total property involved showing the location of all abutting streets, the location of all existing and proposed structures, the types of buildings and their uses.
2. Vehicular and pedestrian movement plan.
3. Landscaped plans including the provision of any screening or buffering of adjacent uses.
4. A legal description of the property and proof of ownership. The Zoning Inspector shall in turn convey the application and plans to the Board of Zoning Appeals.

#### b. Public Hearing

Upon receipt of the conditional use application, the Board of Zoning Appeals should set a date for a public hearing thereon, which date shall not be less than twenty (20) or more than forty (40) days from the date of the filing of such application. Notice of such hearing shall be given by the Board of Zoning Appeals by one (1) publication in one (1) or more newspapers of general circulation in each township affected by such proposed conditional use application at least fifteen (15) days before the date of such hearing.

Written notice of the hearing shall be mailed by the Board of Zoning Appeals by first class mail at least ten (10) days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from such area proposed for a conditional use application to the addresses of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list and to such other list or lists that may be specified by the Board of County Commissioners. The published and mailed notices shall set forth the time and place of the public hearing and the nature of the proposed conditional use application. Upon the appointed date the Board of Zoning Appeals shall then hold a public hearing prior to any determination of the conditional use application.

#### c. Board of Zoning Appeals

The Board of Zoning Appeals shall be governed by the powers, rules and standards provided in Article 100-14, "Board of Zoning Appeals". In addition thereto the minimum standards relative to each conditional use provided in the various articles of this resolution shall not be modified by the Board except under its variance provisions.

(For Official Use Only)

Date Filed: \_\_\_\_\_

Date of Notice to Parties in Interest: \_\_\_\_\_

Date of Notice to Newspapers: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

.....

Decision of Board of Zoning Appeals:            Approved    \_\_\_\_\_            Denied    \_\_\_\_\_

If approved, the following conditions and safeguards were prescribed:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

If denied, reason for denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Chesterfield Township Board of Zoning Appeals