

ALLEN TOWNSHIP BOARD of ZONING APPEALS
APPLICATION FOR A CONDITIONAL USE

REVISED 1/01/12

The Board of Zoning Appeals shall have the duty to hear and decide applications for a conditional use.

Application for a conditional use shall be filed with the Zoning Inspector and must consist of the following:

1. Application form.
2. If the applicant is not the owner of the property, the applicant must obtain power of attorney from the owner granting the applicant authority to request the conditional use.
3. A legal description and plot plan showing the dimensions of the property, location of road(s), size and location of any structure on the property, setbacks to these structures, direction of north, applicant's name and address.
4. If the variance is being requested to allow for the construction of a structure or addition, show the location, dimensions and setbacks to the proposed structure or addition (Note: setbacks are measured to the overhang, not the foundation).
5. A list of the names and addresses of property owners within, contiguous to and directly across the street from the property involved. The names and addresses shall be obtained from the County Auditor's current tax list (419-734-6740, ottawacountyauditor.org) or County Treasurer's mailing list (419-734-6750, ottawacountytreasurer.org). Failure to deliver all of the property owner's names and addresses will not invalidate the action taken by the Board of Zoning Appeals, but may result in revocation of the zoning permit upon request by a party who was not properly notified.
6. A statement explaining how the applicant believes he/she meets the general requirements listed in Section 12 (E 1, 2 A-E). The standards the Board will use to make a determination will be based on the general requirements and if applicable, the specific conditions of the conditional use.
7. The Public Utilities commission of Ohio (PUCO) is an agency of the State of Ohio that regulates the utility services such as electricity, natural gas, telecommunications, railroad safety and intrastate hazardous material transport. If you operate any such utility, you could be exempt from various Allen Township Zoning Regulations.
8. A \$275.00 filing fee. Checks should be made payable to Allen Township.

No application will be scheduled for hearing until all of the above items have been filed with the Zoning Inspector.

IF APPLICATION IS GRANTED A ZONING PERMIT MAY ALSO BE REQUIRED

ALLEN TOWNSHIP BOARD of ZONING APPEALS

APPLICATION for CONDITIONAL USE

Revised 1/1/12

Application # _____

To the Allen Township Board of Zoning Appeals:

I/We, the undersigned owner(s) of real estate in Allen Township, Ottawa County, Ohio hereby request that you approve the following legally described land for Conditional Use in the _____ Zoned District.

Legal Description _____

This area will be used for _____

Applicant must provide names and addresses of adjoining property owners.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

DO YOU MEET PUCO REGULATION? (See #8 on direction page) _____ YES _____ NO

Accompanying this application are the necessary plans, drawings and/or supporting material as required. To the best of my knowledge the above information is correct.

Applicant(s) _____

If you are not the property owner(s), please provide the property owner(s) name(s) and power of attorney.

Property owner(s) _____

Address _____

Phone _____ Cell _____ Email _____

Date Filed _____ Hearing Date _____ Minute Approval Date _____

Fee: _____ Check _____ Cash _____ Receipt # _____

Make check payable to Allen Township

Allen Township Zoning Inspector
21030 W. Toledo St., Williston, OH 43468

CONDITIONAL USE DECISION

Revised 1/1/12

A conditional use is a use authorized in a particular zoning district upon showing that such use in a specified location or operation of the use.

The following factors shall be analyzed by the Board of Zoning Appeals:

1. The location, size and character will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the Zoning District in which it is to be located.

YES _____ NO _____

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2. The proposed development is in accord with the overall development plans of the area.

YES _____ NO _____

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3. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

YES _____ NO _____

-
4. The necessity or desirability of the proposed use to the neighborhood or community has been proven.

YES _____ NO _____

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5. If permitted, the use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the District involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking provisions for pedestrian traffic, with particular attention to minimizing child-vehicle contacts in residential districts.

YES _____ NO _____

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6. The use will be designed as to its location, size, intensity, site layout and periods of operation to eliminate any possible nuisances emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights.

YES _____ NO _____

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7. The use will be such that the proposed location and height of buildings or structures and the location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

YES _____ NO _____

8. The use will relate harmoniously with the physical and economic aspects of the adjacent land uses regarding prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

YES _____ NO _____

9. The use is necessary for the public convenience at that location.

YES _____ NO _____

10. The use is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected.

YES _____ NO _____

11. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

YES _____ NO _____

DECISION

It is therefore the decision of the Allen Township Board of Zoning Appeals that this conditional use application is granted or denied _____, subject to any conditions stated in the minutes which conditions are incorporated herein by reference and made a part of this decision.

DECISION REMARKS

Approved this _____ day of _____, 20 _____

1. _____ YES _____ NO _____

2. _____ YES _____ NO _____

3. _____ YES _____ NO _____

4. _____ YES _____ NO _____

5. _____ YES _____ NO _____

BOARD OF ZONING APPEALS ATTEST:

Hearing minutes approved this _____ day of _____, 20 _____

Secretary _____