



# Application for Zoning Certificate

## LeRoy Township, Ohio

### Conditional Use Permit

**TO THE ZONING INSPECTOR:** Application is hereby made for a Zoning Permit. It is understood and agreed by the applicant that any error, misstatement or misrepresentation of fact or expression of fact, made intentionally or not, on the part of the applicant that may cause the issuance of a permit shall be sufficient ground to revoke the permit at any time. All provisions of Ohio, Lake County and LeRoy Township laws and regulations shall be complied with whether specified herein or not. This application and its statements, when approved, become part of the Zoning Permit. Issuance of a Certificate is subject to approval of the Final Plan.

Location and/or Address \_\_\_\_\_

Subdiv. \_\_\_\_\_ Lot \_\_\_\_\_

Land Owner \_\_\_\_\_

Address \_\_\_\_\_ Tel \_\_\_\_\_

Occupant \_\_\_\_\_

Address \_\_\_\_\_ Tel \_\_\_\_\_

Builder's Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

Builder's Email: \_\_\_\_\_ Mail or Arrange Pick-up of Permit? \_\_\_\_\_

**District:**      **R2**              **B1**              **B2**              **B3**              **B4**              **I**

**Application Number BZA** \_\_\_\_\_

**Application Fee: \$500.00**              **Make check out to Leroy Township**

To the Leroy Zoning Board of Appeals:  
 The applicant hereby applied for a Conditional Use Permit for the property located at the Address provided above and owned by the Land Owner listed above.

**Description of current/existing use** \_\_\_\_\_

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**Proposed use (see Page 3)**

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**Lot size** \_\_\_\_\_ **Frontage** \_\_\_\_\_ **BZA number** \_\_\_\_\_

**1. Description of proposed conditional use:**

- A. Attach a plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area(s), traffic access and internal traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and other such information as the Board of Zoning Appeals may require to determine if the proposed conditional use meets the intent and requirements of this resolution.
- B. Attach a narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility of the proposed use to the Comprehensive Plan.

**2. General Standards:**

In addition to the specific requirements for conditionally permitted uses, the Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- A. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Township’s Comprehensive Plan and/or Zoning Resolution.
- B. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- C. Will not be hazardous or disturbing to existing or future neighboring uses.
- D. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
- E. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- F. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous to the general welfare of the community.
- G. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.
- H. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.

**Permitted Conditional Uses R2 District**

- 1. Accessory Building Equipment Storage
- 2. Residential Developmental Disabled Facility
- 3. Day Care Center
- 4. Assisted Living Home
- 5. Cable Television (See Section 24)
- 6. Telecommunication Tower
- 7. School
- 8. University
- 9. Public library
- 10. Public museum
- 11. Public and private golf courses
- 12. Private parks
- 13. Church
- 14. Hospital
- 15. Nursing home
- 16. Bed and breakfast residences.
- 17. Mining or surface extraction
- 18. Others as requested

Applicant hereby swears that the above conditional use plans are true and that, if approved, no changes will be made without applying for a change in the conditional use.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Zoning Inspector \_\_\_\_\_ Date \_\_\_\_\_

Secretary of the Board of Zoning Appeals \_\_\_\_\_

Date Recorded \_\_\_\_\_ Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Zoning Board Appeals Chairmen \_\_\_\_\_

Board Members Signatures:  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If approved: Renewal sequence once every 1 2 3 4 5 years. Renewal Fee: **\$500.00**

Zoning Secretary to provide applicant and Zoning Inspector with a list of BZA requirements, restrictions, inspection requirements, dates, and renewal application.