



Application for Zoning Certificate

LeRoy Township, Ohio

New Dwelling

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.

Property Address _____

Parcel _____

Property Owner(s) _____

Street Address of Owner(s) _____

City _____ State _____ Zip code _____

Home Phone Number _____ Other _____

E-Mail Address (if checked regularly) _____

Builder's Name: _____ Phone Number _____

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

District: R2

- 1. All submittals must include TWO (2) sets of site and grading plans and (2) complete sets of building plans.**
- 2. Plans shall show all existing buildings and proposed construction, together with all dimensions showing all lot clearances, streets and roads.**
- 3. Provide riparian set back dimensions on site plans as defined in all of Section 31.1 of the Zoning Regulations.**
- 4. Provide all information requested on following pages of the application.**

Planned

Zoning Requirements

- | | |
|---|---|
| 1) Lot size (acres) _____ | Minimum 3 acres |
| 2) Lot width _____ ft. | Minimum 200 feet |
| Cul-de-sac bulb lot frontage _____ ft. | Minimum 75 feet |
| Rear or flag lot _____ ft. | Minimum 60 feet |
| 3) Front building set back _____ ft. from road right-of-way. | Minimum 100 feet |
| 4) Front building set back corner lot _____
<i>(Front building setback line on a corner lot shall be in accordance with the provisions governing the road or street on which the building faces)</i> | |
| 5) Side yards clearances | |
| a. Direction _____, _____ ft. | Minimum 20 feet |
| b. Direction _____, _____ ft. | Minimum 20 feet |
| 6) Side yards clearance corner lot | |
| a. _____ ft. from R.O.W. | Not less the 50 ft. from R.O.W or 80 ft. |
| b. _____ ft. from center | to the center, whichever is greater. |
| 7) Rear Yard clearance _____ ft. | Minimum 20 feet |
| 8) Structure Height _____ ft. | Maximum 35 feet from high point of finished grade. |
| 9) First floor _____ sq. ft. | Minimum 1400 sq. ft. single story |
| Second floor _____ sq. ft. | Minimum 1600 sq. ft. two (2) story |
| <i>("Floor square footage" does not include basements, porches, garages, breezeways, terraces, or attics)</i> | |

Private Drive (Flag Lot)

Planned

Zoning Requirements

- | | | |
|---|----------|------------------|
| 1) Lot width | _____ft. | Minimum 200 feet |
| 2) Drive width | _____ft. | Minimum 60 feet |
| 3) Durable drive surface | _____ft. | Minimum 10 feet |
| 4) Building set back from property line | _____ft. | Minimum 100 feet |

10) Is the structure closer than 100 feet from a water source? Yes No

If yes, complete Natural Resource Protection Application Z036.

Non-Refundable Certificate Fee \$275.00, plus refundable performance bond \$400.00, total \$675.00.

Make check out to Leroy Township

Signature _____

Date _____