



Application for Zoning Certificate LeRoy Township, Ohio Natural Resource Protection Regulation

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: **R1** **B1** **B2** **Industrial** **Other**

Soil Disturbing Activity **(Crossing & Stream bank Projects** **see below)**

Provide (2) sets of site and grading plans and (2) complete sets of building plans.

Plans shall show all existing buildings and proposed construction, together with all dimensions showing all lot clearances, streets and roads.

Provide riparian set back dimensions on site plans as required below:

Section 31

When making an application for a Zoning Certificate or a Conditional Use Permit for a building, structure or use regulated by this resolution that impacts a designated water course or wetlands, the owner or applicant shall be responsible for identifying riparian setbacks, proposed stream crossings and stream bank stabilization as required by these Regulations.

The owner shall notify the Zoning Inspector at least **10** working days prior to the initiation of any construction, land development or soil disturbing activities on a lot containing an approved site plan submitted by the owner or applicant in accordance with Section 31.1.4 herein.

The Zoning Inspector shall be permitted to make an on-site inspection of the delineation of riparian setbacks, prior to the initiation of any construction, land development or soil disturbing activities, on an affected lot.

A riparian setback of land shall be required on all land adjacent to designated watercourses. The setback distance will be determined by the size of the watershed that the watercourse drains. Riparian setbacks on designated watercourses shall be established as follows.

1. A minimum of 120 feet on each side of all designated watercourses draining an area equal to or greater than 20 square miles.
2. A minimum of 75 feet on each side of all designated watercourses draining an area equal to or greater than 1 square mile and up to 20 square miles.
3. A minimum of 25 feet on each side of all designated watercourses draining an area less than 1 square mile and having a defined bed and bank as determined in these regulations.
4. A minimum of 50 feet on each side of all designated watercourses determined to be a Class III primary headwater habitat stream.

Where the one-hundred-year flood plain is wider than the minimum riparian setback on either or both sides of a designated watercourse, the minimum riparian setback shall be extended to include the outermost boundary of the one hundred year flood plain as delineated on the flood hazard boundary map(s) for the affected area provided by FEMA. **Map available at Lake County Soil and Water.**

Where proposed projects indicate impacts to wetlands, the wetlands shall be delineated using protocols accepted by the U.S. Army Corps of Engineers. Such delineation is a requirement of the U.S. Army Corps of Engineers and the Ohio Environmental Protection Agency (OEPA).

All wetlands as identified by the State of Ohio and/or US Army Corps of Engineers shall have the following setback as measured from the jurisdictional boundary:

1. 50 feet extending beyond the outermost boundary of a category 3 wetland.
2. 30 feet extending beyond the outermost boundary of a category 2 wetland.
3. 10 feet extending beyond the outermost boundary of a category 1 wetland.

Riparian Set Back Map Dated 01/15/2009

Crossings:

Crossings of designated watercourses through riparian setbacks are permitted provided the applicant provides the Zoning Inspector with proof of compliance with the applicable conditions of a U.S. Army Corps of Engineers Section 404 Permit (either Nationwide Permit, including the Ohio State Certification Special Conditions and Limitations, or an Individual Permit, including Ohio 401 water quality certification).

Streambank Stabilization Projects:

Streambank stabilization projects along designated watercourses are permitted provided the applicant provides the Zoning Inspector with proof of compliance with the applicable conditions of a U.S. Army Corps of Engineers Section 404 Permit (either Nationwide Permit, including the Ohio State Certification Special Conditions and Limitations, or an Individual Permit, including Ohio 401 water quality certification).

Provide a letter from the Lake County Soil Water District designating the class of the water way.

Riparian Set-back requirements for this application _____.

Planned Set-back _____.

Signature _____

Date _____

Zoning Inspector Inspection Date _____

Zoning Inspector Approval Date _____

Contacts

Lake County Soil & Water Conservation District

125 East Erie Street

Painesville, Ohio 44077

Phone (440) 350-2730 Fax: (440) 350-2601

Email: soil@lakecountyohio.org

Wetland Impacts	US Army Corps of Engineers Orwell Field Office (440) 437-5847 Buffalo District Office (716) 879-5840 Ohio Environmental Protection Agency - Division of Surface Water - Section 401 Certification Unit Columbus Office (614) 644-2326
Stream Impacts	US Army Corps of Engineers Orwell Field Office (440) 437-5847 Buffalo District Office (716) 879-4205 Ohio Environmental Protection Agency - Division of Surface Water - Section 401 Certification Unit Columbus Office (614) 644-2326
Erosion Control	Lake County Soil and Water Conservation District (440)350-2730 Ohio Environmental Protection Agency - Division of Surface Water Twinsburg Office (330)963-1145
Flood Plain Issues	Local Flood Plain Administrator for your community Lake County Engineers Office (440)350-2770 Ohio Department of Natural Resources - Flood Plain Management (614)265-6750
Agricultural Pollution Abatement	Lake County Soil and Water Conservation District (440)350-2730 U.S. Department of Agriculture Natural Resource Conservation Service Orwell Field Office (440)437-5888
Coastal Erosion Issues	Ohio Department of Natural Resources - Coastal Zone Management (419)626-7985
Wildlife Issues	Lake County Wildlife Officer (330)644-3802 x 3217 Ohio Department of Natural Resources Division of Wildlife (330)644-3802

Timber Harvests	Ohio Department of Natural Resources Division of Forestry (440)632-5299 Lake County Soil and Water Conservation District (440)350-2730
Soils Issues	Lake County Soil and Water Conservation District (440)350-2730 U.S. Department of Agriculture Natural Resource Conservation Service Orwell Field Office (440)437-5888
Water Quality Issues	Lake County Soil and Water Conservation District (440)350-2730 Lake County Stormwater Management Department (440)350-2770 Lake County Health District (440)350-2543 Ohio State University Extension (440)350-2582
Septic Systems	Lake County Health District (440)350-2543