



# 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 \_\_\_\_\_**

*(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)*

**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.  
to the center, whichever is greater.****b. \_\_\_\_\_ ft. from center****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**

*(“Floor square footage” does not include basements, porches, garages, breezeways, terraces, or attics)*

**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<br>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. Make check out to Leroy Township**

Signature \_\_\_\_\_

Date \_\_\_\_\_