



8484 Olde Eight Rd., Northfield Center Township, Ohio 44067

Phone: (330) 467-7646

web site: www.northfieldcenter.com

[https:// northfieldcenter.com/zoning/](https://northfieldcenter.com/zoning/)

Email: nctinspector@northfieldcenter.com

nctsecretary@northfieldcenter.com

NORTHFIELD CENTER TOWNSHIP

CONDITIONAL USE/SIMILAR USE APPLICATION

For Office Use Only		BZA File No.:
Associated Permits		

THIS APPLICATION MUST BE COMPLETELY FILLED OUT PRIOR TO PROCESSING

APPLICANT DATA:

Name:

Company Name:

Address:

Phone Number:

Email:

Applicant's Relationship to Property Owner: _____

PROPERTY DATA

Zoning District (circle one) R-I R-2 C-1 C-4 T-C B-R 1-1 1-2

Corner Lot: YES NO Note: Corner lots are required to meet the front setback on both streets

Property Address:

Parcel No.

Owner(s) _____

Owner Address: _____

Telephone No: _____ E-mail: _____

CONDITIONAL USE(S) REQUESTED

Below, list the specific section(s) from the Northfield Center Township Zoning Resolution referencing the conditional use being sought, as well a description of each use. The Resolution is available online at northfieldcenter.com/zoning.

1. Section: _____ Description: _____

2. Section : _____ Description: _____

(Please attach additional sheet if more than two conditional uses are requested.)

REQUIRED MATERIALS: AN APPLICATION FOR A CONDITIONAL USE WILL NOT BE ACCEPTED AS COMPLETE UNTIL APPLICANT SUBMITS ALL OF THE REQUIRED DOCUMENTS OR REQUESTED INFORMATION (LISTED BELOW). NO HEARING WILL BE SCHEDULED WITHOUT THE REQUIRED DOCUMENTS OR REQUESTED INFORMATION. PLEASE SUBMIT BOTH PAPER AND ELECTRONIC (.PDF) COPIES OF EACH DOCUMENT.

1. Eight (8) copies of site plan along with a digital copy (ex: .pdf) of site plan (11x17 preferred). The site plan must show the following: i) A north arrow and scale; ii) Square footage and dimensions of existing and/or proposed structures; iii) Acreage/lot size; iv) Parking spots; v) Square footage of building and/or new building; driveway and road access locations (existing and/or proposed; vi) All setbacks; vji) Roads; viii) Lot dimensions; ix) Easements and details; x) Septic system and well location (if applicable); xi) Location of lakes, ponds, wetlands, ravines, or other unusual topography; xii) Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses; xiii) All slopes greater 18% must be indicated on a two (2) foot contour interval map.
2. If applicable, eight (8) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data (11 x 17 preferred).
3. A STATEMENT SUPPORTED BY SUBSTANTIATING EVIDENCE REGARDING THE REQUIREMENTS ENUMERATED IN SECTION 390.02 (A-J) of the Northfield Center Township Zoning Resolution, which reads as follows:

A conditional use, and uses accessory to such conditional use, shall be permitted in a district only when specified as a conditional use in such district, and only if such use conforms to the following standards in addition to any specific conditions, standards and regulations for such use or category of uses set forth in Sections 390.02 through 390.06. Furthermore, 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 that:

- A. The conditional use in the proposed location will be consistent with the purpose, intent and basic planning objectives of this Resolution, the objectives for the district in which located, and the Comprehensive Plan;
- B. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;

- C. In areas where a cohesive pattern of development exists, the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing character of the general vicinity, and that such use will not essentially change the character of the same area;
- D. The hours of operation of the proposed use are similar to a use permitted and in conformance with the district;
- E. The conditional use will not be hazardous or disturbing to the existing and future use and enjoyment of property in the immediate vicinity for the uses permitted, nor substantially diminish or impair property values within the neighborhood;
- F. The establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- G. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets;
- H. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools;
- I. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that may be incompatible;
- J. If the conditional use is proposed on a local street in a residential district, the proposed use would generate only a minimum of traffic through a residential neighborhood.

APPLICANT CERTIFICATION:

BY SUBMITTING THIS APPLICATION, APPLICANT CERTIFIES THAT IT SHALL COMPLY WITH ALL REQUIREMENTS OF CHAPTER 390 OF THE NORTHFIELD CENTER TOWNSHIP ZONING RESOLUTION CONCERNING CONDITIONAL USES.

Applicant Signature: _____ Date: _____

APPLICATION FEE — DUE AT TIME OF APPLICATION (CHECK PAYABLE TO NORTHFIELD CENTER TOWNSHIP)

- for residential application - (\$175.00)
- commercial/business applications - \$500.00)

*****NO APPLICATION/HEARING FEE REFUND WILL BE ISSUED AFTER LEGAL NOTICE OF HEARING HAS BEEN SUBMITTED FOR PUBLICATION.*****

FOR OFFICE USE ONLY:

Board of Zoning Appeals

File No.:

BZA_____

Hearing Date: _____ Public Notice Date: _____

Published in: _____ Abutting Property Owners Notification Date: _____

Approved _____ Approved with Conditions _____ Denied _____

Comments:

Zoning Inspector Signature: _____ Date: _____