

# AMERICAN TOWNSHIP

CONDITIONAL USE # \_\_\_\_\_

ALLEN COUNTY, OHIO

## APPLICATION FOR CONDITIONAL USE PERMIT

American Township Zoning Resolution Article 17 and Ohio Revised Code § 519.14 (C)

American Township Zoning Resolution §17.00 "... The Township Board of Zoning Appeals may grant conditional use zoning permits for the use of land, buildings, or other structures if such permits for specific uses are provided for in the Zoning Code..."

A NON-REFUNDABLE application fee of One Hundred fifty dollars (\$150.00) for General Conditional Use Permit, **OR** application fee of fifty- \$50.00 for 4H / Education Livestock / Poultry Exemption is required, to defray the cost of legal advertising, mailing of notifications to affected adjacent property owners, and other expenses incurred by American Township in administration of the request. Additional fees are required for issuance of a zoning certificate to erect or alter a structure in association with an approved conditional use.

Property / Project Address: \_\_\_\_\_

Parcel Number: \_\_\_\_\_ Lot #: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_  
Street City State Zip Code

Phone: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_

Applicant / Lessee / Agent Name: (If different than Owner): \_\_\_\_\_

Applicant / Lessee / Agent Address: \_\_\_\_\_  
Street City State Zip Code

Phone: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_

Zoning District: (check one)  R-1  R-2  R-3  B-1  B-2  M-1  M-2

Type of use proposed:  SINGLE FAMILY  TWO / THREE FAMILY  MULTI-FAMILY  AGRICULTURAL  BUSINESS  
 INDUSTRIAL  ENTERTAINMENT  HEALTH CARE / MEDICAL  PUBLIC / COMMUNITY  
 RECREATIONAL  4H LIVESTOCK / POULTRY HUSBANDRY

Code section identifying proposed use a conditional use: \_\_\_\_\_

### DEFINITIONS:

- **Conditionally Permitted Use:** A use which is subject to conditional approval by the Board of Zoning Appeals, upon such conditions as the Township may require. A conditional use may be granted by the Board of Zoning Appeals only when there is specific provisions for such special exemption made in this Zoning Resolution. A conditional use is not considered to be a non-conforming use.
- **Conditional Use Permit:** A permit approved by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the zone.
- **District or Zoning District:** The administrative tracts designating the uses for which land can be legally utilized. Boundaries of the districts or zones are shown on the zoning map.

The issuance of this Application for Conditional Use, DOES NOT in any way supersede, alter, or otherwise affect any other type of restriction pertaining to this property as may be found on the applicable plat, deed or elsewhere. It is the responsibility of the applicant to ensure that his / her / their proposed use meets all other public and private requirements, which may be imposed, or otherwise affect the land, structure(s) and or use referenced herein.

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**APPLICATIONS FOR CONDITIONAL USE MUST CONTAIN THE FOLLOWING INFORMATION:**

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1. Signed and Completed Application, including all the information required below:
2. 2 copies of a site plan drawing, in reasonable detail illustrating:
  - a. The boundaries and dimensions of the lot.
  - b. The size and location of EXISTING and PROPOSED improvements, including, but not limited to, buildings, structures, facilities, signs, lighting, accessways, walks, fencing, off street parking spaces, loading areas, and landscaping.
  - c. The PROPOSED use of all parts of the lot and improvements.
  - d. The relationship of the conditional use requested to the standards set by the Zoning Code.
3. A written statement addressing the following findings required by the Board of Zoning Appeals.
  - a. How the establishment, maintenance, or operation of the conditional use WILL NOT be detrimental to or endanger the public health, safety, morals, or general welfare.
  - b. How the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood.
  - c. How the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
  - d. Have adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided?
  - e. Have adequate measures been or will be taken to provide ingress or egress so designed to minimize traffic congestion on the public streets?
  - f. Is the conditional use located in a district where such use is permitted, and all requirements set forth in the Zoning Code applicable to such conditional use being met?
  - g. Any deed restrictions, neighborhood covenants / conditions or restrictions prohibiting proposed use?
4. NON-REFUNDABLE application fee of one hundred fifty dollars (\$150.00) for conditional use permit application and certificate  
or  
NON-REFUNDABLE application fee of fifty dollars (\$50.00) for 4H Livestock / Poultry Exemption Conditional Use Certificate.

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**APPLICATIONS FOR CONDITIONAL USE 4H / EDUCATIONAL LIVESTOCK / POULTRY EXEMPTION  
MUST CONTAIN THE FOLLOWING INFORMATION:**

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1. Signed and Completed Application, including all the information required below:
2. 2 copies of a site plan drawing, in reasonable detail illustrating:
  - a. The boundaries and dimensions of the lot.
  - b. The size and location of EXISTING and PROPOSED structures, including, but not limited to, habitation area / buildings, coops, runs, exercise area, pens, access ways, walks, and fencing.
  - c. The relationship of the conditional use requested to the standards set by the Zoning Code.
  - d. Any deed restrictions or covenants, conditions or restrictions associated with your property prohibiting the use. Go to Recorder's Office, 2<sup>nd</sup> Floor, Allen Co. Court House, North Main Street to review any restrictions that may be in force (Especially in platted subdivisions)
3. A written statement addressing the following findings required by the Board of Zoning Appeals.
  - a. How the establishment, maintenance, or operation of the conditional use WILL NOT be detrimental to or endanger the public health, safety, morals, or general welfare.
  - b. How the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will not substantially diminish and impair property value within the neighborhood.
  - c. How the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
  - d. Is the conditional use located in a district where such use is permitted, and all requirements set forth in the Zoning Code applicable to such conditional use being met?
  - e. 4H / Education Program.



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FOR OFFICIAL BOARD OF ZONING APPEAL USE ONLY

DATE FILED: \_\_\_\_\_ FEE PAID: \$ \_\_\_\_\_ FEE RECEIPT #: \_\_\_\_\_

DATES OF NOTICE TO PARTIES IN INTEREST: \_\_\_\_\_ DATE OF NEWSPAPER PUBLICATION: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

ZONING INSPECTOR RECOMMENDATION: \_\_\_\_\_

\_\_\_\_\_

REGIONAL PLANNING COMMISSION RECOMMENDATION: \_\_\_\_\_

\_\_\_\_\_

OTHER RECOMMENDATIONS: \_\_\_\_\_

\_\_\_\_\_

**DECISION OF BOARD OF APPEALS**

APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

OTHER: \_\_\_\_\_

REASON FOR APPROVAL & ALL CONDITIONS / SPECIAL CIRCUMSTANCES: \_\_\_\_\_

\_\_\_\_\_

REASON FOR DENIAL: \_\_\_\_\_

\_\_\_\_\_

OTHER: \_\_\_\_\_

\_\_\_\_\_

CONDITIONA USE CERTIFICATE # \_\_\_\_\_ ISSUED: \_\_\_\_\_

BOARD OF ZONING APPEALS  
AMERICAN TOWNSHIP ADMINISTRATION BUILDING  
102 PIONEER ROAD  
ELIDA, OHIO 45807

BY: \_\_\_\_\_  
SECRETARY

DATE: \_\_\_\_\_