



7802 Liberty Rd., Powell, OH 43065
 Zoning Office 740-938-2010
 www.libertytpw.org

**APPLICATION FOR
 CONDITIONAL USE PERMIT**
 Board of Zoning Appeals

FILE BZA# _____ DATE: _____

FEES: \$600.00 RECEIPT # _____

CURRENT ZONING DISTRICT _____ CURRENT DEVELOPMENT PLAN _____

Please make sure all required information is provided. Incomplete applications will not be accepted.

SUBJECT PROPERTY	ADDRESS: _____ CITY/STATE/ZIP: _____ SUBDIVISION: _____ LOT #: _____ CURRENT ZONING DISTRICT: _____ CURRENT USE: _____ RANGE: <u>19</u> TOWNSHIP: _____ SECTION: _____ FARM LOT(S)#: _____
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CURRENT PROPERTY OWNER(S)	NAME: _____ ADDRESS: _____ CITY/STATE/ZIP: _____ TELEPHONE: _____ EMAIL ADDRESS: _____
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DESCRIPTION OF REQUEST	_____ _____ _____ _____
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SIGNATURES	<p>The undersigned certifies that this application (both sides) and the attachments thereto contain all information required by the Liberty Township Zoning Resolution, that all information contained herein is true and accurate and is submitted to induce the requested zoning change, and agrees to be bound by the provisions of the Zoning Resolution of Liberty Township, Delaware County, OH. The undersigned also gives Liberty Township permission to place signage on subject property to announce hearings.</p> PROPERTY OWNER(S): _____ DATE: _____ PROPERTY OWNER(S): _____ DATE: _____ DEVELOPER: _____ DATE: _____
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RECEIVED BY: _____ DATE: _____

SUBMITTAL REQUIREMENTS	<p>Fees AND one(1) completed original application form AND the following arranged into six (6) packets:</p> <ol style="list-style-type: none"> 1) Legal description of subject property in both text and map form. 2) List of all property owners within two hundred (200) feet of the premises on which the use is planned, with their current mailing addresses. 3) ALL required documents as set forth in the Liberty Township Zoning Resolution. 4) All drawings/plans must be measureable to the scale as listed on the document. 5) Any other supporting documentation in regard to this application.
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Section 25.07 – PROCEDURE ON APPLICATION FOR CONDITIONAL USE PERMIT

The owner or lessee of any land or building in a zoning district within the Township may apply to the Board of Zoning Appeals for authority to carry out any use designated as a Conditional Use within that district.

25.07.A Application: An application for Conditional Use Permit shall be submitted on such forms as designated and/or approved by the Township Trustees. A Site Plan shall be prepared and attached to each application together with plat plans and/or drawings as necessary. No application shall be considered unless the same is fully completed and accompanied by all required information on said Application.

25.07.B Hearing: The application shall be transmitted to the Board of Zoning Appeals who shall cause a public hearing to be held.

25.07.C Notice: Notice of the application for Conditional Use Permit and the hearing thereof shall be given to the applicant and all property owners within two hundred (200) feet of the premises on which the use is planned. Notice shall be given by ordinary mail. In addition thereto, one (1) Notice of said meeting shall be published in a newspaper of general circulation within the Township not less than ten (10) days prior to the scheduled hearing. The notice shall set the time and place of the meeting as well as the general nature of the Conditional Use request.

25.07.D Decision: The Board shall make its decision within a reasonable time after the hearing. In the event the Board approves the Conditional Use Permit, it may impose such reasonable conditions as it considers necessary to ensure that the use will be conducted in the best interest of the Zoning District.

In addition to the specific requirements for conditional uses specified in the district regulations, a proposed conditional use shall meet all of the following requirements:

25.07.D.1 The use is in fact a conditional use as established under the district regulations.

25.07.D.2 The use is of such nature and will be designed, constructed, operated, and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

25.07.D.3 The use will not pose a discernible hazard to existing adjacent uses.

25.07.D.4 The use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

25.07.D.5 The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, lighting, or odors.

25.07.D.6 The use will be consistent with the objectives of this Zoning Resolution and the Comprehensive Plan.

Failure to comply with the terms of a Conditional Use Permit shall be regarded as a violation of this Zoning Resolution and the sanctions may include revocation of such Permit after due process.

The Liberty Township Zoning Resolution and Comprehensive Plan are available for review at the Zoning Office or you may download them from the Township's website: www.libertytwp.org

Note: The initial application fee covers one hearing. If additional hearings are requested by the applicant, additional fees will be charged in accordance with the adopted fee schedule, and are payable before the next hearing will be scheduled.