



Conditional Use Permit Request

Application to the Board of Zoning Appeals
Clearcreek Township, Warren County

Case #: _____

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Board of Zoning Appeals. The following information must be filled out in its entirety and accompanied by a fee of \$650.00 to validate the application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a site visit from The Board of Zoning Appeals Members and Zoning Staff. The Application also consents to a temporary sign being erected on the property to identify a pending appeal to the Board of Zoning Appeals. This sign shall be erected at least ten (10) days prior to the public hearing and removed after the public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified of the current membership and the Rules and Regulations for the Board of Zoning Appeals, which outline the procedures by which the Board shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

Mailing address of Applicant:

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

Property fronts on the following road(s):

The legal title to said property recorded in the name(s) of:

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

The property is presently zoned:

The current use of the property:

Reason(s) for the application:

Applications for a conditional use permit, other than for telecommunication towers shall be made on this form. A site plan prepared by a professional engineer, surveyor, or architect shall accompany the application.

1. The site plan shall show on one or more sheets:
 - A. A metes and bounds drawing of the area for the proposed conditional uses;
 - B. Topography or the area with intervals of not more than five (5) feet of elevation;
 - C. Existing water courses, all flood prone areas using the one hundred (100) year flood plain as a standard along with the proposed surface water drainage plans;
 - D. All existing and proposed roads and driveways in the proposed conditional use area and within 200 feet of the boundaries;
 - E. All required parking and loading area pursuant to Chapter 16 of the Clearcreek Township Zoning Resolution;
 - F. The shape, size and floor area of all existing structures;
 - G. Front, rear and side elevations of each proposed structure or for proposal consisting of multiple similar structures;
 - H. Existing vegetation and tree coverage along with the location, dimensions and other relevant data for all proposed landscaping, fencing, walls or similar structures;
 - I. Any additional information that may be deemed necessary for a complete review of the proposed conditional use.

2. It shall be the responsibility of the applicant to analyze the following standards and to propose conditions consistent with such standards as a part of the application and site plan:
 - A. The proposed use shall mitigate the impact of noise generated by the use:

B. The proposed use shall mitigate the impact of light pollution generated by the use:

C. The proposed building materials shall be compatible to the existing structures on the property and blend into the context of the neighborhood:

D. The proposed uses shall be physically suitable for the parcel on which it is proposed:

E. The proposed use shall be of a size and/or number of structures that may be completed in a reasonable time:

F. The proposed use shall locate structures in an area that limits the impact to adjoining properties:

G. The proposed use shall locate outdoor gathering places in an area that limits the impact to adjoining properties:

H. Buffer space, plantings and mounding shall be used on the periphery of the proposed use or property to maximize compatibility with adjoining properties:

I. When a proposed use includes common or jointly owned space an owners association or similar organization shall be formed with the authority and responsibility to maintain and manage such common or jointly owned space in perpetuity:

J. The proposed use shall be supported by adequate public infrastructure and/or services. The proposed use shall not adversely affect public infrastructure and/or public services to the surrounding area or conditions shall be established to mitigate adverse impacts on such written comments from the following departments as applicable: Clearcreek Township Fire District, Clearcreek Township Police Department, Ohio Environmental Protection Agency, Ohio Department of Transportation, Warren County Auditor, Warren County Building Department, Warren County Engineer's Office, Warren County Health Department, Warren County Soil and Water Conservation District, Warren County Water Department:

K. The proposed use shall provide for access by public emergency equipment such as: fire, ambulance and police vehicles:

L. The proposed use shall provide for adequate pedestrian circulation, vehicular traffic movement and off-street parking:

M. If the proposed conditional use will generate estimated off-site traffic in excess of the estimated off-site traffic generated by the most intensive by-right permitted use for the class of zone, off-site road improvements or fees for off-site road improvements shall be required to accommodate the excess traffic attributed to the proposed use of the property, based on a traffic engineering study. (Examples of off-site road improvements shall include but are not limited to: turn lanes, deceleration lanes, pavement widening, and traffic control devices.):

3. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within five hundred (500) feet of any part of the subject property being considered for a Conditional Use Permit. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at https://www.wcauditor.org/Property_Search/.

1. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
2. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
3. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
4. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
5. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
6. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
7. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
9. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
10. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____

12. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

13. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

14. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

15. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

16. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

17. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

18. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

19. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

20. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

4. If the applicant is not the property owner, an agent letter from the property owner(s) outlining the length and terms of the agent status must be submitted with this application.

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.

Applicant Signature

Date