

Fee Paid by Cash / Check # _____

Application # _____ -CU-20 _____

APPLICATION FOR CONDITIONAL USE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

3756 Hoover Road
Grove City, OH 43123 614-875-2742

Property Owner: _____ Applicant: _____

Address: _____ Zoned: _____

PID: 160-_____ Area/Acres: _____ Floodplain: _____

(Home): _____ (Work): _____ (Cell): _____

Email Address: _____

Summary of Conditional Use: *It is recognized that while some uses within a particular Zoning District may be desirable, such uses may more intensely affect the surrounding area in which they are located than the Permitted Uses. Conditional Uses (also known as "special use permits") are uses or activities unique to an individual property in a Zoning District that may have a significant impact and thus require an administrative hearing before the Board of Zoning Appeals. A Conditional Use may not be transferable to future owners.*

To the Board of Zoning Appeals, the applicant requests Conditional Use for the following:

- | | | |
|--|--|--|
| <input type="checkbox"/> Bed & Breakfast Inn | <input type="checkbox"/> Child Care Center | <input type="checkbox"/> Religious Use |
| <input type="checkbox"/> Cellular Tower | <input type="checkbox"/> Elderly Care | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> In-Law Suite | <input type="checkbox"/> Zoning Use -OTHER |

Requesting the following Conditional Use (be specific):

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Conditional Use only for the specific uses mentioned in the Township's Zoning Resolution. Each application is reviewed on its own merits for generally acceptable standards such as traffic, safety, noise, health, compatibility to the area or zoning district.

- Describe special conditions and circumstances which may exist which are unique to the land, structures or the property involved and the details of the Conditional Use.

CONDITIONAL USE PROCEDURES

PUBLIC NOTICE: After filing your Conditional Use Application, the Township Zoning Administrator will provide written notice of your request to all property owners within approximately five-hundred (500') feet of the exterior boundaries of the property. *Written notice to property owners, and a Legal Notice in the Grove City Record will occur approximately ten (10) days prior to the date of the hearing.* The Township Zoning Administrator will visit the property prior to the Public Hearing date to photograph the property. *NOTE: By filing this application for Conditional Use you grant permission to the Township and its employees to enter upon your property for the purpose of observing, document and photographing the existing conditions of the property and the situations for the requested use. All application materials and photographs become public records of the Township and will be posted on the Township's website for public information purposes.*

PUBLIC HEARING: The Applicant or the applicant's representative must be present at the Public Hearing at the date and time scheduled. All persons wishing to speak will be asked to stand and be sworn in to speak truthfully. It is the responsibility of the applicant to accurately present all facts, statements, photographs and other evidence supporting their request. The Board Chair will allow persons present to voice their opinions either for or against your request. The Board Chair will ensure that the meeting will be conducted in an orderly and professional manner. All Public Hearings are conducted at the Township Hall, 3756 Hoover Road, Grove City, Ohio.

APPROVAL PROCESS: Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Conditional Use that will not be contrary to the public's best interest and that preserves the spirit and intent of the Zoning Resolution. The Board of Zoning Appeals must apply acceptable standards to evaluate the proposed use. These standards generally reference traffic and accessibility, safety, noise, health, adequate public services, and compatibility with surrounding area, etc. Each conditional use application must be reviewed on its own merits, particular situation and set of facts.

The Board of Zoning Appeals may do any of the following:

APPROVE the Conditional Use only if all four (4) of the following criteria are met:

- a. The proposed use is identified as a Conditional Use in the District (see Section 205);
- b. The proposed use meets all applicable development standards;
- c. The proposed use is in accord with the appropriate plans for the area;
- d. The proposed use will be in keeping with the existing land use character and physical development potential of the area.

MODIFY the conditions of the application due to unique characteristics of the site plan, or proposed use of the property. Modifications must be in accordance with appropriate plans for the area and must prevent undesirable effects upon adjacent properties and the surrounding area.

DENY – the Board may deny the Conditional Use for any of the following items:

- a. The proposed use is not listed as a Conditional Use in Section 205;
- b. The applicable development standards are not or can not be met;
- c. The proposed use is not in accord with appropriate plans for the for the area;
- d. The proposed use will have an undesirable effect on surrounding properties or the area;
- e. The proposed use does not fit with existing land use character and physical development potential for the area.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We _____
(Name)

_____ Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: _____ Business: _____
(Phone) (Phone)

" the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application for Conditional Use, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this _____ day of _____
(Day) (Month) (Year)

(Notary Signature)

Stamp or Seal

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio