

FORM NO. 3
CONDITIONAL USE # _____
APPLICATION FOR A CONDITIONAL ZONING CERTIFICATE
CHESTER TOWNSHIP

THE UNDERSIGNED HEREBY APPLIES FOR A CONDITIONAL ZONING CERTIFICATE FOR THE FOLLOWING DESCRIBED USE, SAID CERTIFICATE TO BE ISSUED BY THE TOWNSHIP ZONING INSPECTOR ON THE BASIS OF THE INFORMATION CONTAINED WITHIN THIS APPLICATION.

THIS APPLICATION SHALL BE COMPLETED BY THE APPLICANT (PLEASE PRINT)

SECTION 1-GENERAL INFORMATION	For Official Use: <input type="checkbox"/> Section One is Complete.
NAME OF APPLICANT: _____	
ADDRESS: _____ SUITE NUMBER: _____	
CITY: _____ STATE: _____	
HOME TELEPHONE NO.: _____ BUSINESS TELEPHONE NO.: _____	
ADDRESS OF LOT (IF DIFFERENT FROM APPLICANT'S CURRENT ADDRESS): _____	
NAME OF OWNER OF RECORD*: _____	
ADDRESS: _____ SUITE NUMBER: _____	
CITY: _____ STATE: _____	
HOME TELEPHONE NO.: _____ BUSINESS TELEPHONE NO.: _____	
*If the name of the applicant is different from that of the owner of record, then you must provide documentation as to authority (standing) to make application (e.g., deed, contract, power of attorney, lease, or purchase agreement), and the signature of the legal owner.	
LOT PRESENTLY ZONED: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL/ SHOPPING CENTER <input type="checkbox"/> INDUSTRIAL	
EXISTING USE OF LOT: _____	
PROPOSED USE OF LOT: _____	
PLEASE ATTACH THE FOLLOWING AND CHECK THE APPROPRIATE BOX WHEN COMPLETE:	
<input type="checkbox"/> 1. A legal description of the lot, as recorded with the Geauga County Recorder.	
<input type="checkbox"/> 2. The names of all lot owners within 500 feet of the perimeter of the lot from the County Auditor's current tax list (GIS). This list will be provided by the Zoning Inspector.	

SECTION 2-PLANS AND MAPS

For Official Use: Section Two is Complete.

ATTACH SEVEN (7) COPIES OF A PLAN OR MAP, DRAWN TO SCALE (WITH SCALE INDICATED), WITH A NORTH ARROW AND DATE SHOWING THE FOLLOWING INFORMATION:

CHECKBOXES ARE FOR OFFICIAL USE ONLY:

1. The dimensions (in feet) of all lot lines and the total acreage of the lot.
2. The dimensions and elevations (in feet) of all existing buildings or structures on the lot, if any.
3. The setback (in feet) from all lot lines of existing buildings or structures on the lot, if any.
4. The dimensions and elevations (in feet) of proposed buildings or structures on the lot or of any addition or structural alteration to existing buildings or structures. A blueprint or similar accurate building plan [11"X17"] of proposed buildings or additions is required.
5. The total amount of square feet of floor space for each floor of proposed buildings or structures on the lot or of any addition or structural alteration to existing buildings or structures.
6. The setback (in feet) from all lot lines of proposed buildings or structures on the lot or of any addition or structural alteration to existing buildings or structures.
7. The height (in feet) of existing buildings or structures on the lot.
8. The height (in feet) of proposed buildings or structures on the lot or of any addition or structural alteration to existing buildings or structures.
9. The name and location of the existing road(s), public and private, adjacent to the lot.
10. The number of dwelling units existing (if any) and proposed for the lot.
11. The location, dimensions (in feet), and number of parking spaces existing (if any) and proposed.
12. **FOR COMMERCIAL, SHOPPING CENTER, AND INDUSTRIAL USES:** The location, dimensions (in feet), and number of loading/unloading spaces.
13. The location and dimensions (in feet) of any existing or proposed easements on the lot.
14. The location and description of existing and proposed landscaping and buffer areas on the lot.
15. The existing topography of the lot, at contour levels of two (2) feet, and a final grading plan.
16. The locations of all exterior lighting fixtures to include their initial lumen ratings and documentation that they are, and will be installed as, full cutoff fixtures (if 2,500 initial lumens or greater) as defined in the Zoning Resolution.
17. Provide a copy of the driveway culvert pipe permit issued by the appropriate governmental authority, if applicable.
18. Documentation shall be provided that the appropriate governmental agency has approved the sewage treatment facility to serve the proposed use on the lot.
19. **For lots under five (5) acres:** Provide an erosion control plan as discussed with the Zoning Inspector. **For lots five (5) acres and over:** Provide two (2) copies of the approval letter or permit, as applicable, from the Geauga Soil and Water Conservation District concerning the stormwater management and erosion control plan as required in the Zoning Resolution.
20. The "General Standards for Conditional Uses" listed in the Zoning Resolution may apply and may be required as part of this application.

SECTION 3-SIGNS

For Official Use: Section Three is Complete.

ATTACH SEVEN (7) COPIES OF A DRAWING, DRAWN TO SCALE AND DATED, SHOWING THE FOLLOWING INFORMATION:

1. The dimensions (in feet) of the sign.
2. The area of the sign in square feet.
3. The location of the sign on the building, structure, or lot, including dimensions (in feet) from the lot line(s).
4. The height (in feet) of the sign.
5. The method of illumination, if any, to include a description of how any exterior light fixture for the sign will be shielded so as to prevent direct light being emitted beyond the boundaries of the sign as required by the Zoning Resolution.
6. The dimensions of the lettering and/or the elements of the matter displayed (e.g., a logo).

SECTION 4-SIGNATURE

For Official Use: Section Four is Complete.

I hereby certify that all of the information supplied in this application and attachments hereto are true and correct to the best of my knowledge, information, and belief.

I hereby acknowledge that the penalty for falsification is imprisonment for not more than six (6) months, or a fine of not more than one thousand dollars (\$1,000), or both.

I hereby consent to the inspection of the subject lot and of any buildings or structures to be constructed there-on by the Township Zoning Inspector during construction and within thirty(30) days from the completion of any buildings or structures.

I hereby acknowledge that I understand that if the construction or use described in the zoning certificate has not begun within six (6) months from the date of issuance, or if construction has begun within six (6) months and said construction has not been completed within two (2) years from the date of issuance, said zoning certificate shall be revoked by the Zoning Inspector.

I hereby acknowledge that all zoning fees are non-refundable.

APPLICANT'S SIGNATURE: _____ **DATE:** _____

PLEASE PRINT: _____

ADDITIONAL IMPORTANT INFORMATION AND TELEPHONE NUMBERS		
OFFICE NAME	PURPOSE	PHONE NUMBER
GEAUGA COUNTY BUILDING DEPT	A building permit is required for all construction in Geauga county.	1.440.279.1780
GEAUGA SOIL AND WATER	For assistance with stormwater management and erosion control plans.	1.440.834.1122
GEAUGA COUNTY HEALTH DEPT.	For new construction or expansion.	1.440.279.1900
CHESTER TWP. FIRE RESCUE DEPARTMENT	For all Commercial or Industrial construction.	1.440.729.9951
OHIO EPA (TWINSBURG OFFICE)	For assistance with obtaining applicable permits	1.800.686.6330
GEAUGA COUNTY ENGINEER'S OFFICE	Driveway permit for culvert pipe installation for all new construction.	1.440.279.1800
ARMY CORP. OF ENGINEERS (ORWELL OFFICE)	For wetland delineation.	1.440.437.5841

