
ZONING COMMISSION/ZONING BOARD OF APPEALS

PUT-IN-BAY, OHIO 43456

Enclosed is a Put-in-Bay Township Zoning Application. This application covers many different permits issued by the Put-in-Bay Township Zoning Commission, Zoning Board of Appeals and the Township Zoning Inspector. Read this letter thoroughly. You are responsible for submitting a complete and accurate application and missing information will delay the processing of your application.

Make sure you include the following with your application form:

1. A plot map of your property and the surrounding property owners. Indicate any buildings on your property.
2. A copy of your deed or its legal description.
3. A list of the names and addresses from the current Ottawa County Auditor's tax list for all property owners within, contiguous to, and directly across the street and within two hundred (200') feet from such area to be rezoned.
4. A statement describing the benefits to the community if your request is granted.
5. A statement describing any impact your request may have on surrounding property owners if your request is granted.

NOTE: A copy of your well and septic permit that is on file with the Ottawa County Health Dept. must ACCOMPANY applications from homeowners applying for a Conditional Use Permit to operate a business, including bed & breakfast, weekly rentals, etc.

Requests for Conditional Use Permits and Variances are handled by the Zoning Board of Appeals and are held as needed. Requests for Zoning Changes are heard by the Put-in-Bay Township Zoning Commission. The Commission conducts a regular monthly meeting and offers property owners a chance to ask questions about Township Zoning. Requests for a change in zoning first are reviewed by the Ottawa County Regional Planning Commission. The OCRP then makes a recommendation to the Zoning Commission. The Commission conducts a Public Hearing and Meeting and makes a recommendation to the Put-in-Bay Township Trustees. The Trustees make the final decision regarding Zoning Changes.

Incomplete and/or illegible applications will be returned. Applications must be typed or printed. Attachments, such as plot sketches, legal descriptions, surrounding property owners' names and addresses, etc. must be submitted on standard letter size paper. Submit the original application complete with attachments to the Put-in-Bay Township Zoning Inspector, P.O. Box 447, Put-in-Bay, OH 43456. Please be sure to make a copy of the application for your records. You must enclose a check with your application. Use the enclosed fee schedule to locate the amount and make your check payable to the Put-in-Bay Township Trustees.

Copies of the names and addresses of each Township property owner are available through the Auditor's Office at the Ottawa County Court House in Port Clinton for \$.25 each or online at www.Ottawacountyauditor.org. Copies of the current Put-in-Bay Zoning Resolution are available for review at the Erie Islands Public Library, located at Put-in-Bay School, during normal business hours. You may purchase your own copy of the Zoning Resolution directly from the Ottawa County Regional Planning Commission's office in Port Clinton or view online at www.pibtownship.com.

Incomplete and/or incorrect applications will not delay receiving a violation or delay pending litigation if you are currently in violation of Put-in-Bay Township Zoning Regulations.

All questions should be directed to the Township Zoning Inspector. The Zoning Inspector's mobile telephone number is (419) 341-2728 or email putinbayzoning@aol.com.

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Date _____ Name _____

Mailing Address _____

Telephone _____ Cell _____ Fax _____

Address of Property for which this application applies _____

Current zoning of property _____ email: _____

APPLICATION FOR

Conditional Use Permit

For CUP check one of the following:

Rental Dwelling, One Family & Apartment

Rental Unit

Home Occupation

Bed & Breakfast

Special Event

Other _____

Variance (*Check one*)

Area _____ Use _____

Zoning Change from _____

to _____

Proposed Use or Variance Requested (description) _____

Applicant's Signature

The applicant is responsible for providing all the required information and documentation according to guidelines outlined in the Put-in-Bay Township Zoning Resolution for the processing of this Zoning Application. A check for the application fee made payable to the *Put-in-Bay Township Trustees* must accompany the application. Incomplete and/or incorrect applications will be rejected. All applications must be published in a local newspaper and posted publicly prior to the Public Hearing according to Ohio Revised Code. Please keep this in mind when planning your project.

Do Not Write Below This Line

Fee Paid \$ _____

Date Application Accepted _____ Date of Public Notice _____ Date Hearing Held _____

The Zoning Board of Appeals/Zoning Commission Decision is: _____

Conditions or Restrictions (may be continued on back): _____

Zoning Chairperson

Zoning Secretary or Witness

Zoning Inspector

INSTRUCTIONS:

The Applicant shall complete the appropriate form (Use Variance, Area Variance or Conditional Use) as part of the application submission. The Board of Zoning Appeals shall publicly review the submitted form at the public hearing, stipulating the responses identified by the applicant.

Each item on the form needs to be addressed. The Board shall receive the testimony of those in attendance that are in support of the application and that are opposed to the request. The Board may consider written comments that are submitted in advance of the hearing during its review.

At the conclusion of the testimony, the Board shall complete a separate form to become part of the public record. The Board shall summarize its findings concerning each item after reviewing the application and hearing the testimony.

Should an issue not be adequately addressed, the Board may continue the hearing to provide adequate time for the necessary material to be submitted to address the Board's concerns.

Failure by the Board to conclude that all of the noted criteria have been properly addressed will result in denial of the applicant's request.

CONDITIONAL USE - FINDING OF FACT

A conditional use is a use authorized in a particular zoning district upon showing that such use in a specified location will comply with all of the conditions and standards for the location or operation of the use as specified in Sections 9 and 13 of the Put-in-Bay Zoning Resolution and as authorized by the Board of Zoning Appeals. The following factors shall be analyzed by the Board of Zoning Appeals: Section 13 Requirements:

1. The location, size and character will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the Zoning District in which it is to be located.

2. The proposed development is in accord with the overall development plans of the area.

3. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

4. The necessity or desirability of the proposed use to the neighborhood or community has been proven.

5. If permitted, the use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the District involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off- street parking provisions for pedestrian traffic, with particular attention to minimizing child-vehicle contacts in residential districts.

6. The use will be designed as to its location, size, intensity, site layout and periods of operation to eliminate any possible nuisances emanating there from which might be injurious to the occupants or damaging to their property of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights.

7. The use will be such that the proposed location and height of buildings or structures and the location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

8. The use will relate harmoniously with the physical and economic aspects of the adjacent land uses regarding prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

9. The use is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected.

10. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

Section 9, Specific Supplemental Regulations Requirements All of the specific supplemental regulations for the requested conditional use, as listed in the Put-in-Bay Zoning Resolution, are met and any objections to the contrary have been addressed as noted below for each listed item.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____

DECISION

It is therefore the decision of the Put-in-Bay Board of Zoning Appeals that this conditional use application is _____. Any conditions stated in the minutes are incorporated herein by reference and made a part of this decision. Adopted this _____ day of _____, 20____.

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Zoning Fee Schedule

One-Family Dwelling	\$.04/square foot	\$35 Minimum
Two-Family Dwelling	\$.04/square foot	\$35 Minimum
Multi-Family Dwelling	\$.04/square foot	\$35 Minimum + \$15/Unit
Commercial	\$.06/square foot	\$60 Minimum
Industrial	\$.06/square foot	\$60 Minimum
Remodeling Additions	\$.04/square foot	\$30 Minimum
Accessory Garages	\$.04/square foot	\$30 Minimum
Fences and Decks	\$25 Minimum	
Signs	\$30 Minimum	
Swimming Pools	\$20 Minimum	
Ponds	\$20	
Amendments (Change in Zoning)	\$250	
Variance	\$200	
Conditional Use Permit	\$200	
Temporary Permit	\$75	
Special Event Permit	\$100	
Late Filing Fee	The construction of any structure without a Zoning Permit, is Subject to doubling the current fees. This does not include Special Event, Conditional Use or Temporary Use Permits, Nor does it apply to Variance or Zoning Amendment Applications.	
Appeal Zoning Inspector Decision Page 88 III Jurisdiction Para A.	\$100.00	