

Athens Township

Athens County, Ohio

APPLICATION FOR CONDITIONAL USE PERMIT

Athens Township Zoning Resolution Article 11 and Ohio Revised Code §519.14 (C)

Athens Township Zoning Resolution §9.02 (3) "...The Township Board of Zoning Appeals may grant conditional use zoning permits for the use of land, buildings, or other structures if such permits for specific uses are provided for in the Zoning Code..."

A **NON-REFUNDABLE** application fee of **one hundred fifty dollars (\$150.00)** is required to defray the cost of legal advertising, mailing of notification to affected adjacent property owners, and other expenses incurred by Athens Township in the administration of the request. Additional fees may be required for issuance of a zoning certificate to erect or alter a structure in association with an approved conditional use.

AN APPROVED USE OR CONSTRUCTION MUST BEGIN WITHIN ONE (1) YEAR FROM DATE OF BZA APPROVAL, ANY CONSTRUCTION COMPLETED WITHIN TWO (2) YEARS

Project Address/Parcel ID #(s): 90 CONNETT RD./A040300206600

Owner Name: ATHENS CITY SCHOOLS

Owner Address: 21 BIRGE DR., CHAUNCEY, OH, 45719
Street City State Zip code

Phone: (614) 797-4544 e-mail: tjibbs@athenscsd.org

Applicant Name (if different than Owner): Schorr Architects, Inc.

Applicant Address: 230 BRADENTON AVE., DUBLIN, OH 43017
Street City State Zip code

Phone: (614) 798-2096 e-mail: djolliff@schorrarchitects.com

Zoning district: (check one) R-1 R-2 R-3 B-1 B-2 LLR

Type of use proposed: EXISTING K-6 SCHOOL; POST RENOVATION/ADDITION WILL BE A 4-6 INTERMEDIATE SCHOOL

DEFINITIONS:


- **Conditionally Permitted Use:** A use which is subject to conditional approval by the Board of Zoning Appeals, upon such conditions as the Township may require. A conditional use may be granted by the BZA only when there is a specific provision for such special exceptions made in this Zoning Resolution. A conditional use is not considered to be a nonconforming use.
- **Conditional use permit:** A permit approved by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the zone.
- **District or Zoning District:** The administrative tracts designating the uses for which land can be legally utilized. Boundaries of the districts or zones are shown on the zoning map.

APPLICATIONS FOR CONDITIONAL USE MUST CONTAIN THE FOLLOWING INFORMATION:

- 1. Signed and Completed Application, including all information required below.
- 2. Two copies of a site plan drawn to scale illustrating:
 - a. The boundaries and dimensions of the lot.

- b. The proposed use of all parts of the lot and improvements.
- c. The size and location of existing and proposed improvements, including, but not limited to, buildings, structures, facilities, signs, lighting, accessways, walks, off-street parking spaces, loading berths and landscaping.
- d. The relationship of the conditional use requested to the standards set by this Zoning Code.
- 3. A written statement addressing the following findings required by the Board of Appeals:
 - a. How the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals or general welfare.
The use will not be detrimental or endanger the public, as the use remains a school.
 - b. How the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood.
The use will not diminish or impair property value any more than currently, as it is an existing school and will remain a school.
 - c. How the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
The use will not impede development to an extent greater than it currently does as an existing school and will remain a school.
 - d. Have adequate utilities, access roads, drainage and other necessary facilities have been or are being provided?
Yes.
 - e. Have adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?
An additional bus lane has been added to the west end for additional busing to allow more drop-off queuing on-site.
 - f. Is the conditional use located in a district where such use is permitted and all requirements set forth in this Zoning Code applicable to such conditional use being met?
Yes.
- 4. **NON-REFUNDABLE** application fee of one hundred fifty dollars (\$150.00)

By my signature I hereby certify that the facts, statements, and information presented within this application and any documents attached hereto are accurate, true, and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application may result in the application being delayed or not presented to the Board of Appeals. I hereby certify that I have read and fully understand all the information required in this application and all applicable requirements of the Athens Township Zoning Resolution.

Property Owner:	Signature	Printed Name	Date
Applicant/Lessee: (if other than Owner)		David Jolliff	03/01/21
	Signature	Printed Name	Date

**RETURN APPLICATIONS TO THE OFFICE OF THE ATHENS TOWNSHIP BOARD OF TRUSTEES,
313 W. UNION STREET, ATHENS, OHIO 45701**

FOR OFFICIAL USE ONLY

Application No: _____ Date Received: _____ Date forwarded to BZA: _____

Date of legal advertisement: _____ Date of notification of parties of interest: _____

Date of public hearing: _____ Date of BZA decision: _____

Zoning Inspector's Signature

Date