

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): 300 WANNETT ROAD THE PLAINS, OH A040240100200

Owner Name: HOCKING ATHENS PERRY COMMUNITY ACTION

Owner Address: 3 CARDABAS DRIVE / P.O. BOX 220 GLOUSTER, OH 45732
Street City State Zip code

Phone: (740) 767-4500 e-mail: KELLY.HATAS@HAPCAP.ORG

Applicant Name (if different than Owner): _____

Applicant Address: _____
Street City State Zip code

Phone: () _____ e-mail: _____

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

Type of use proposed: * HEAD START CENTER ("SCHOOL") & NONPROFIT OFFICES ("UTILITY & PUBLIC SERVICE BUILDINGS AND YARDS")
* SEE ATTACHED LETTER

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.
 - 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.
 - 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.
 - d. Have adequate utilities, access roads, drainage and other necessary facilities have been or are being provided?
 - 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?
 - 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?
- 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: [Handwritten Signature] Printed Name: KELLY HATAS, EXECUTIVE DIRECTOR Date: 8/10/21

Applicant/Lessee: _____
 (if other than Owner) Signature Printed Name Date

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

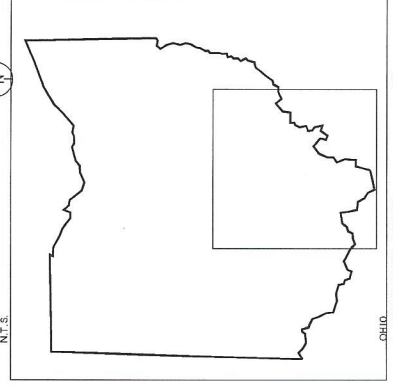
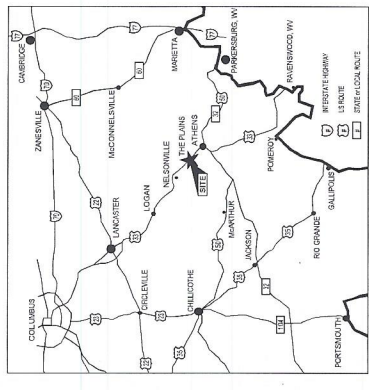
FOR OFFICIAL USE ONLY

Application No: 02-21 CU Date Received: 8.13.2021 Date forwarded to BZA: 8.13.2021
 Date of legal advertisement: 9.4.2021 Date of notification of parties of interest: _____
 Date of public hearing: 9.16.2021 Date of BZA decision: _____

Zoning Inspector's Signature _____ Date _____

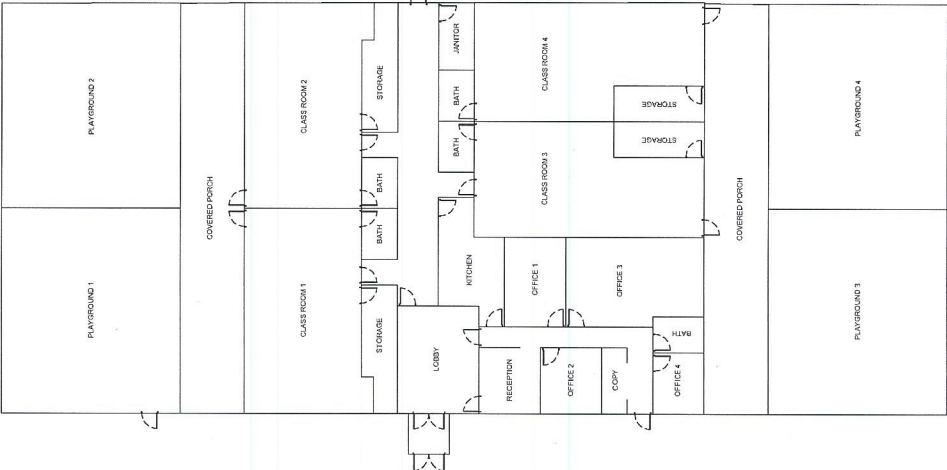
PARTIAL CITY CODE REVIEW

- PROPOSED PROPERTY USE: PUBLIC COMMUNITY & RECREATIONAL
 PROJECT ARCHITECT: HAPCAP ARCHITECTS
 LOCATION: 30 CONNETT ROAD - THE PLAINS, OHIO 45780
 CITY: THE PLAINS, OHIO
 LEGAL DESCRIPTION: 2.1973M1423
- A. ATTIREMENTSHIP ZONING: R2
 B. CITY SET BACK REQUIREMENTS (AS CHAPTER 216.15 TABLE A)
 C. CITY SET BACK REQUIREMENTS (AS CHAPTER 216.15 TABLE A)
 D. CURRENT LAND USE: RESIDENTIAL ONE, TWO & THREE FAMILY MEDIUM DENSITY
 E. PARKING SPACE REQUIREMENTS AND DIMENSIONS (SECTION 409)
 1. EXPOSED TO THE PUBLIC: 1.0 SPOT PER 100 SF OF GROSS FLOOR AREA
 2. EXPOSED TO THE PUBLIC: 1.0 SPOT PER 100 SF OF GROSS FLOOR AREA
 3. NO VEHICLE SHALL BE PARKED WITHIN THE RIGHT-OF-WAY
 4. MORE THAN TWENTY (20) FEET IN WIDTH
 5. OF TOTAL FRONT YARD AREA
 6. CITY CALIBRATION AREAS

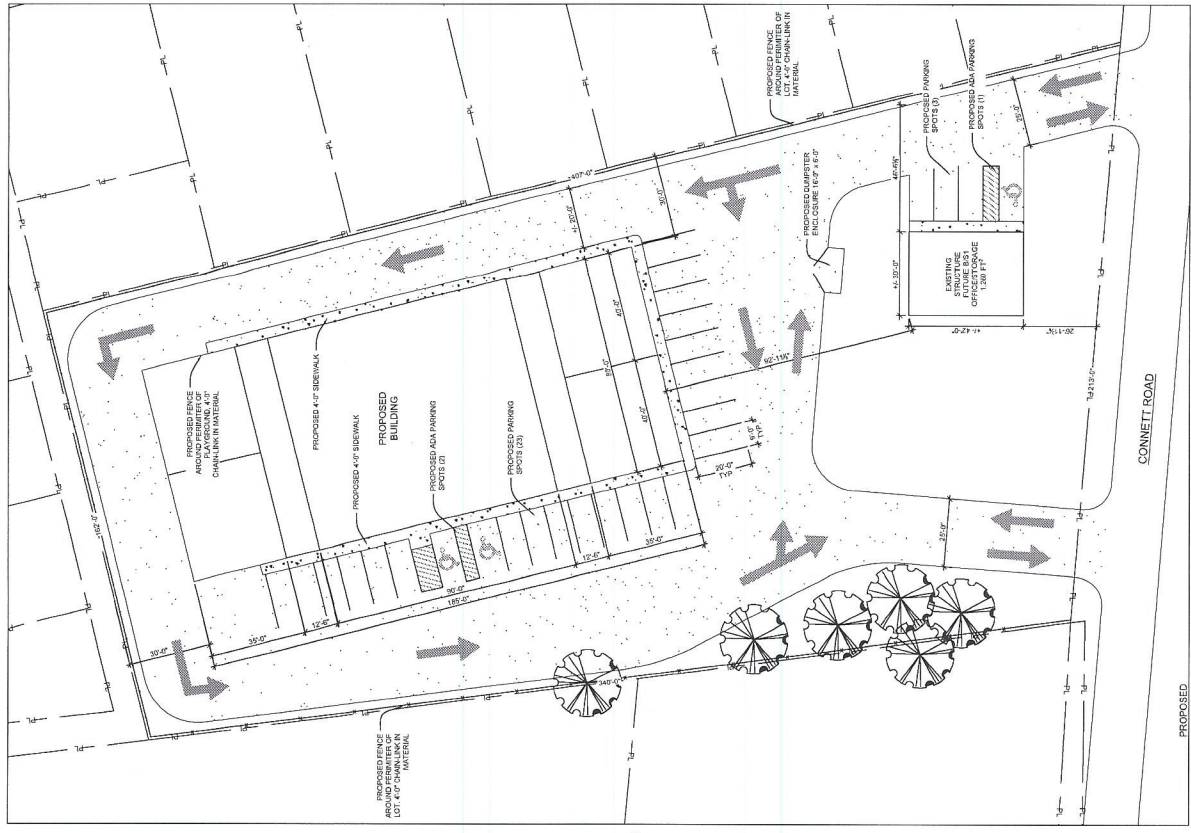


SITE PLAN SYMBOLS:

- PROPERTY LINE (1:375 SCALE)
- PROPOSED 4' HIGH CHAINLINK FENCE (1:375 FT)
- PROPOSED SIDEWALK AREAS (1:375 FT)
- PROPOSED ASPHALT DRIVE/PARKING AREAS (15:180 FT)



PROPOSED FLOOR PLAN
 3/8" = 1'-0"



PROPOSED SITE PLAN
 1" = 20'-0"

HAPCAP ARCHITECTS
 30 CONNETT ROAD
 THE PLAINS, OHIO 45780
 TEL: 740.221.1111
 FAX: 740.221.1112
 WWW.HAPCAPARCHITECTS.COM

PROJECT NO: 210702
 SHEET NO: 1

DATE: 07-23-2021
 DRAWN BY: JMW
 CHECKED BY: JMW

HAPCAP
 HEADSTART FACILITY
 30 CONNETT ROAD
 THE PLAINS, OHIO 45780