

Athens Township

Athens County, Ohio

APPLICATION FOR ZONING CERTIFICATE

Athens Township Zoning Code Article 10 (1) "...No person shall locate, erect, construct, reconstruct, enlarge, or structurally alter any building or structure within the territory included in a zoning resolution without obtaining a zoning certificate, if required under section 519.16 of the Revised Code, and no such zoning certificate shall be issued unless the plans for the proposed building or structure fully comply with the zoning regulations then in effect..."

*Ohio Revised Code 519.23 "... No building shall be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, and **no land shall be used** in violation of any resolution, or amendment or supplement to such resolution, adopted by any board of township trustees under sections [519.02](#) to [519.25](#), inclusive, of the Revised Code..."*

**PERMITS FOR START OF CONSTRUCTION ARE VALID FOR ONE (1) YEAR FROM DATE OF ISSUANCE
AND WORK MUST BE COMPLETED WITHIN TWO (2) YEARS OR A NEW PERMIT OBTAINED**

Property Address/Parcel ID #(s): _____

Property Owner Name: _____

Property Owner Address: _____
Street City State Zip Code

Phone: () _____ e-mail: _____

Applicant/Lessee/Agent Name (if different than Owner): _____

Applicant/Lessee/Agent Address: _____
Street City State Zip Code

Phone: () _____ e-mail: _____

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

Proposed use of new structure(s) (**check one or both for multiple buildings**): ☐ PRINCIPAL and/or ☐ ACCESSORY

Proposed use (**check one**): ☐ SINGLE-FAMILY ☐ TWO/THREE FAMILY ☐ MULTI-FAMILY (FOUR OR MORE)

☐ BUSINESS ☐ INDUSTRIAL ☐ AGRICULTURAL ☐ HEALTHCARE/MEDICAL

☐ ENTERTAINMENT ☐ PUBLIC/COMMUNITY/RECREATIONAL

- **Use:** The purpose or activity for which land or buildings are arranged, designed, or for which **lands** or buildings are occupied or **maintained**.
- **Principal use:** The main use of land permitted within a zone or district as distinguished from a secondary or accessory use.
- **Accessory use:** A use or structure subordinate to the principal use of a building or to the principal use of land and which is located on the same lot serving a purpose customarily incidental to the use of the principal building or land use.
- **Lot:** Land occupied or to be occupied by a building and its accessory buildings together with such open spaces as are required under this resolution and having its principal frontage upon a street or officially approved place.
- **Structure:** Anything constructed or erected, the use of which required a permanent location on the ground or attached to something having a permanent location on the ground, including advertising signs, billboards, pergolas, farmers roadside stands, TV dishes and/or satellite dishes (disc), but not including fences or walls used as fences.
- **Building:** A structure that has a roof supported by columns or walls. When separated by a division wall without an opening, each portion of such building shall be deemed a separate building.
- **Principal building:** A building in which is conducted the main or principal use of the lot on which said building is situated.
- **Accessory building:** A subordinate structure or building, detached from, but located on the same lot, as the principal structure or building, the use of which is incidental and accessory to that of the principal structure, building, or use. Accessory structures include, but are not limited to detached residential garages, storage sheds and barns, attached carports and picnic shelters.
- **Remodel:** To construct an addition or alter the design or layout of a building or make substantial repairs or alterations so that a change or modification of the entrance facilities, toilet facilities, or vertical access facilities is achieved.

**APPLICATIONS FOR USE, NEW CONSTRUCTION, RECONSTRUCTION, ADDITIONS,
OR ALTERATIONS MUST CONTAIN THE FOLLOWING INFORMATION:**

- ☐ 1. A description of the type of construction and/or use proposed.
- ☐ 2. Signed and Completed Application, including all information required below.
- ☐ 3. Site plan drawn to scale illustrating:
- ☐ a. Lot size and dimensions.
 - ☐ b. Name and location of all abutting/adjacent PUBLIC streets.
 - ☐ c. Location, size and current use of all EXISTING buildings and structures, principal and accessory
 - ☐ d. Location, size and PROPOSED USE of land, new buildings or structures (principal and accessory) and distance from existing and proposed buildings and structures to property lines including roof lines, windows, roof gutters and other structural projections.
 - ☐ e. Location, size and surface material of EXISTING and PROPOSED/new parking spaces. (if applicable)
 - ☐ f. Location of EXISTING and PROPOSED/new dumpsters and trash handling areas. (if applicable)
 - ☐ g. Location and height of EXISTING and PROPOSED/new fencing, walls and/or hedges. (if applicable)
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By my signature I hereby certify that the facts, statements, and information presented in 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 denied by Athens Township.

I hereby certify that I have read and fully understand all the information required in this application and have reviewed and understand all applicable requirements of the *Athens Township Zoning Resolution*

Property Owner: _____
Signature Printed Name Date

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
OR EMAIL TO ZONINGATHENSTWP@GMAIL.COM AS AN ATTACHMENT**

FOR OFFICIAL USE ONLY

Application No: _____ Date Received: _____ Date Reviewed: _____

Zoning Inspector's comments: _____

Zoning Inspector's Signature _____ ☐ Approved ☐ Denied ☐ Referred to BZA