

Case # \_\_\_\_\_

**ROOTSTOWN TOWNSHIP ZONING BOARD OF APPEALS  
APPLICATION FOR CONDITIONAL USE PERMIT**

4152 Tallmadge Road, Rootstown, OH 44272

Phone: 330-325-9341

Email: zoning@rootstowntwp.com

Name of applicant: \_\_\_\_\_

Mailing address: \_\_\_\_\_

\_\_\_\_\_

Phone number: (Home) \_\_\_\_\_ (Business) \_\_\_\_\_

Name of property owner: \_\_\_\_\_

Mailing address: \_\_\_\_\_

\_\_\_\_\_

The following items must be submitted with your application:

1. Proof of ownership, legal interest, or written authority to represent property owner
2. Eight (8) copies of a plan for the proposed use, showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yard, and refuse and service areas.
3. A narrative statement relative to the above requirements and explaining the economic, noise, glare, and odor effects on adjoining properties and general compatibility with adjacent and other properties in the district (see page 3).
4. A list of property owners contiguous to, and directly across the street from, the property on which the conditional use is proposed, with their addresses from the current tax record and one (1) copy of the applicant's current tax map. List of property owners needs to be in this format:
  - Parcel number
  - Name of owner
  - Mailing address of owner
5. Application fee is \$300 without any new construction or \$500 for new construction, and is NON-REFUNDABLE. Checks payable to Rootstown Township.

The application must be submitted to the Zoning Secretary at least two weeks prior to the hearing date. All hearings are held on the first Tuesday of the month.

Property street address: \_\_\_\_\_

Parcel number: \_\_\_\_\_

Subdivision name and lot #: \_\_\_\_\_

Existing use: \_\_\_\_\_

Zoning District property is located in: \_\_\_\_\_

Zoning Resolution Section(s): \_\_\_\_\_

Description of Conditional Use: \_\_\_\_\_

IF GRANTED: The conditional use shall only authorize that particular use described in this application and any conditions or safeguards required by the Zoning Board of Appeals. The conditional zoning certificate shall expire one year from the date of enactment, unless substantial progress is accomplished or as otherwise specifically approved by the Board of Zoning Appeals, or if the use is discontinued for a period of more than six (6) months. The breach of any condition, safeguard, or requirement shall constitute a violation of the Zoning Resolution.

IF DENIED: The Board may not reconsider the same request for a conditional use if resubmitted within one year after the date of the Board's decision, unless the re-application is based on newly discovered evidence, sufficient to justify another hearing as determined by the Zoning Board of Appeals.

I have read and understood the above, and certify that the information contained in this application and its supplements is true and correct. I hereby grant the right and permission for the board or its designate to inspect the premises.

\_\_\_\_\_  
Applicant Signature and Date

Date of Hearing \_\_\_\_\_

Action of Zoning Board of Appeals \_\_\_\_\_

### Justification of Conditional Use

Below are the factors that must be considered by the Board in order to grant a conditional use. Your application should include a narrative statement that addresses these factors, and you should be prepared to answer questions about these at the hearing.

These can also be found in Section 390.02 of the Rootstown Township Zoning Resolution:

- A. The conditional use in the proposed location will be consistent with the purpose, intent and basic planning objectives of this Resolution, the objectives for the district in which located, and the Comprehensive Plan;
- B. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;
- C. The conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;
- D. The hours of operation of the proposed use are similar to a use permitted in the district.
- E. The conditional use will not be hazardous or disturbing to the existing and future use and enjoyment of property in the immediate vicinity for the uses permitted, nor substantially diminish or impair property values within the neighborhood;
- F. The establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- G. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets;
- H. The establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools;
- I. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

**Applicants must also satisfy any applicable “specific standards” that are put forth in Section 390.03 of the Zoning Resolution, and any applicable supplemental regulations that are put forth in Section 390.06 of the Zoning Resolution.**