

LAGRANGE TOWNSHIP BOARD OF ZONING APPEALS

REQUEST FOR HOME OCCUPATION/CONDITIONAL PERMIT NEW

I AM REQUESTING A CONDITIONAL ZONING PERMIT FOR A HOME OCCUPATION.

PRESENT ZONING DISTRICT: _____ DATE: _____

DESCRIPTION OF PROPOSED CONDITIONAL USE _____

PLEASE PRINT NAME OF APPLICANT

PLEASE PRINT NAME OF OWNER

ADDRESS

ADDRESS

PHONE #

PHONE #

SIGNATURE

SIGNATURE

FEE'S: NEW ----- \$450.00 RENEWAL ----- \$ 120.00 annually

(MAKES CHECK PAYABLE TO LAGRANGE TOWNSHIP, CASH WILL NOT BE ACCEPTED)

YOU WILL RECEIVE A LETTER ANNUALLY FOR RENEWAL OF YOUR HOME OCCUPATION. IF YOU PLAN ON NOT RENEWING PLEASE MAIL APPLICATION BACK WITH STATEMENT ATTACHED WHY NOT RENEWING. IF YOU CONTINUE TO OPERATE A BUSINESS WITHOUT A PERMIT, YOU WILL BE IN VIOLATION OF OUR ZONING.

ALSO REQUIRED: NAME AND ADDRESSES OF ADJOINING PROPERTY OWNERS, AERIAL MAP OR DRAWING OF PROPERTY AND CURRENT BUILDINGS. IF ONLY A PORTION OF THE BUILDING IS TO BE USED SUBMIT A DIAGRAM OF THE INTERIOR OF THE BUILDING WITH THE AREA TO BE USED DESIGNATED. ALL INFORMATION MUST BE COMPLETED.

OWNERS AND APPLICANTS MUST BE PRESENT AT SCHEDULED HEARING OR IT WILL BE TABLED UNTIL YOU CAN BE PRESENT. YOU WILL BE NOTIFIED OF DATE AND TIME OF HEARING.

NOTE: IF YOUR ATTORNEY WILL BE PRESENT OR HANDLING THIS MATTER PLEASE CONTACT THE SECRETARY.

MAIL TO: VINCE SIGMUND, 17400 Creekside, LaGrange, Ohio, 44050, 440-355-5997.

APPLICATION PART II

BEFORE THIS HOME OCCUPATIONAL/CONDITIONAL PERMIT CAN BE CONSIDERED, THE LAGRANGE TOWNSHIP ZONING BOARD OF APPEALS MUST HAVE THE FOLLOWING INFORMATION:

PROPERTY LOCATED AT _____

NAME AND ADDRESSES OF ADJOINING PROPERTY OWNERS:

**** PLEASE TYPE OR PRINT INFORMATION****

- | | |
|----------------------------|----------------------------|
| 1. _____

_____ | 2. _____

_____ |
| 3. _____

_____ | 4. _____

_____ |
| 5. _____

_____ | 6. _____

_____ |

NAME AND ADDRESS OF PROPERTY OWNERS ACROSS THE STREET

- | | |
|----------------------------|----------------------------|
| 1. _____

_____ | 2. _____

_____ |
|----------------------------|----------------------------|

Please address the following items and explain, as necessary, how they relate to the proposed Home Occupation.

- 1) Describe the Home Occupation business

- 2) Will the Home Occupation be used as an extension of the owner's primary job?

- 3) Will any accessory structures be utilized for the Home Occupation?

- 4) Will you have employees that do not live at the residence? How many?

5) Will there be any display, storage or stock of goods other than what is produced on the premises?

6) Will there be any retail sales of product?

7) How much area (square feet) of the residence will be utilized for the Home Occupation?

8) Will the employees be picking up or driving vehicles or equipment to or from the site? Describe storage and parking of vehicles.

9) How will traffic to and from the home increase due to the Home Occupation?

10) What are the proposed hours of operation for the Home Occupation?

YOU WILL BE NOTIFIED OF THE DATE AND TIME OF THE ZONING BOARD OF APPEALS MEETING. ALL APPLICANTS AND OWNERS MUST BE PRESENT

General Rules for Home Occupations:

503: HOME OCCUPATION ("A")

The following regulations shall apply to a home occupation:

- A. No more than one home occupation shall be conducted in a dwelling.
- B. Such use shall be conducted by members of the immediate family namely one or more persons residing in the dwelling and shall have not more than two (2) additional employees who do not reside in the dwelling.
- B. Such use shall be carried on entirely within the dwelling (which shall consist of the house, basement and attached garage) or entirely within one accessory building. Such use shall be clearly incidental and subordinate to use of the lot for a dwelling, or to the use of the lot for a dwelling and for agriculture. A home occupation, including

associated storage areas, shall occupy (a) not more than twenty (20) percent of the usable floor area of the dwelling not to exceed 730 square feet; or (b) not more than 730 square feet of the usable floor area of the accessory building.

- C. No activity, material goods or equipment, other than one (1) licensed vehicle used in the conduct of the home occupation shall be stored outside of the dwelling or accessory structure.
- D. No alteration to the exterior of the residential building shall be made which changes the character thereof as a dwelling.
- E. No equipment or process shall be used in such home occupation which would cause a nuisance to neighbors such noise, flame, vibration, glare, fumes, odors or electrical interference.
- F. There may be one (1) sign advertising the home occupation. The sign may be mounted flat against the wall of the dwelling or accessory structure, nor exceeding ten (10) square feet in area and non-illuminated or the sign may be one (1) yard - sign not to exceed ten (10) square feet on each side, non-illuminated, set back twelve (12) feet from all street right-of-ways and placed so as not to create a visibility hazard at the point of ingress or egress. All side yard requirements for the applicable district shall be met.
- G. All necessary state or county certificates and/or licenses shall be obtained before a permit is granted.
- H. An application accompanied by a non-refundable fee, as established by the Board of Trustees, must be filed with the Township Zoning Inspector. An application for a home occupation conditional use shall include all information required by Section 1406.01 and the following information: The application shall state the name and address of the applicant, type and location of business, whether the business will be carried on in the dwelling or in an accessory structure, number of immediate family members employed, number of additional employees, and such other information as may be required.
- I. If said application is granted, the applicant shall authorize and consent to periodic inspections at least annually by the Township Zoning Inspector and shall provide the Township Zoning Inspector with access to copies of any records of employment kept in the ordinary course of business to insure compliance with the requirements as set forth herein.
- L. This permit is personal to the applicant and non-transferable. This conditional use permit is valid for one year from date of issue and shall be renewed annually by the Township Zoning Inspector and upon the payment of an annual fee as established by the Township Board of Trustees.

1406: PROCEDURE AND REQUIREMENTS FOR APPROVAL OF

CONDITIONAL USES

A. Contents of Application for Conditional Use Permit. An application for conditional use permit shall be filed with the Chairman of the Zoning Board of Appeals by at least one owner of property for which such conditional use is proposed. At a minimum, the application shall contain the following information:

1. Name, address and phone number of applicant.
2. Legal description of property.
3. Description of existing use.
4. Present zoning district.
5. Description of proposed conditional use.
6. A plan of proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic areas and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information as the Zoning Board of Appeals may require to determine if the proposed conditional use meets the intent and requirement of this Resolution.
7. A narrative statement evaluating the economic effects on adjoining property; the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive zoning plan.
8. Such other information as may be helpful.

B. General Standards Applicable to All Conditional Uses. In addition to the specific requirements for conditionally permitted uses, the Board shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Township's Zoning Plan.
2. 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 change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 5. Will not create excessive additional requirements at public cost of facilities and services and will not be detrimental to the economic welfare of the community.
 6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
 7. Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public streets or roads.
 8. Will not result in the destruction, loss, or damage of a natural, scenic, historic feature of major importance.
- C. Supplementary Conditions and Safeguards. In granting any conditional use, the Zoning Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this Resolution and punishable.
- D. Zoning Commission Review and Comment. The Zoning Commission shall be informed of each application for a conditional use permit.
- E. Public Hearing by the Zoning Board of Appeals. The Zoning Board of Appeals shall hold a public hearing within forty (40) days from the receipt of the application for a conditional use.
- F. Notice of Public Hearing in Newspaper. Before holding the public hearing, notice of such hearing shall be given in one (1) or more newspapers of general circulation in the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of such public hearing, and the nature of the proposed conditional use.
- G. Notice to Parties in Interest. Before holding the public hearing, parties of interest shall be notified in writing, by the Chairman of the Zoning Board of Appeals, at least ten (10) days before the day of the hearing. The notice shall contain the same information as required of notices published in newspapers as specified in this Article.
- H. Conditional Use Permit. A conditional use permit shall be deemed to authorize only one particular conditional use; and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than six (6) months.