Bath Township Zoning

Summit County, Ohio
3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188
Phone: 330.666.4007 - Fax: 330.666.0305
www.bathtownship.org

New Commercial Application

For office use only:	Permit No.:	ARC File No.:	BZA File No.:

Applicant Data

Name: _____

Company Name: _____

Address: _____

Telephone No.: _____ Email: _____

Property Data

Zoning District: (circle one) B-1 B-2 B-3 B-4 R-1 R-2 R-3 R-4 B-5

Corner Lot: ❑ Yes ❑ No **Corner lots are required to meet the front setback on both streets.**

Address/Parcel No.: _____

Owner(s): _____

Owner Address: _____

Telephone No.: _____

Site/Structure Data

Setbacks (ft.): Front _____ Sides _____ & _____ Rear _____ Lot area (acres): _____

Footprint area (sq. ft.): _____ Floors: ____ Gross floor area (sq. ft.): _____ Height (ft.): _____

Total impervious surface area (acres): _____ Total open area (acres): _____

Percentage of lot impervious surface: _____ Percentage of lot open space: _____

Storm Sewer: ❑ Yes ❑ No If yes, a permit is required from Summit County.

Sewer System: ❑ Septic ❑ Central* If septic, a permit is required from the Ohio EPA.

Water System: ❑ Well ❑ Central*

Township Road: ❑ Yes ❑ No If yes, a culvert permit may be required from Bath Service Department.

Is there an active or plugged oil/gas well or tank battery on or near the property? ❑ Yes ❑ No If yes, show well and/or tank battery and setbacks on site plan.

* requires approval by the Bath Water & Sewer District and/or Board of Trustees

Required Site Plan Data and Architectural/Construction Drawings

The following items must be submitted with the application in order to be reviewed. ***Incomplete applications will delay the review process.*** Two (2) copies of all items must be submitted with the application.

1. A written description of proposed development that includes:

   - ❑ The applicant's name, address, and phone number.
   - ❑ A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.
   - ❑ The address and parcel number of the property.
   - ❑ The name and address of the property owner(s) of record, if the applicant is not the owner.
   - ❑ Name and address of the engineer, architect, and/or surveyor.
   - ❑ Project description, including the total number of structures, units, bedrooms, offices, square feet, total and useable floor area, parking spaces, employees by shift, and similar related project-specific information.
   - ❑ Project completion schedule/development phases.
   - ❑ Names and addresses of all contiguous and adjacent property owners.

2. Include access management calculations and a traffic impact study, if required.

3. An SWP3 shall be prepared with the same essential components and requirements as required by the Ohio Environmental Protection Agency. Two (2) copies of the SWP3 shall be submitted with the application, one of which will be forwarded to the Summit Soil & Water Conservation District (SWCD). **Approval of the SWP3 by Summit SWCD is required prior to issuing a zoning certificate.**

4. Two (2) copies of the stormwater management plans including calculations shall be submitted with the application, one of which will be forwarded to the Summit County Engineer's Office. **Approval of the stormwater management plan by the Summit County Engineer is required prior to issuing a zoning certificate.**

5. Include full color elevations of the building facade and proposed building materials. Building design and style should be harmonious with the surrounding area. All principal and accessory buildings, structures, landscaping, and use areas to be created shall be submitted to the Appearance Review Commission for review and recommendations. Be prepared to present actual building material samples (paving, landscaping, roof material/flashing, siding/curtainwall, masonry/mortar, glazing/frame, soffit/fascia, etc.).

6. Site plan drawing(s) which illustrate the following information (plans should be stamped by registered surveyors, engineers, and/or architects):

   - ❑ Photograph(s) of the site.
   - ❑ A vicinity map drawn at a scale of 1" = 2000' with north arrow indicated.
   - ❑ The gross and net acreage of all parcels in the project.
   - ❑ The percentage of open space and impervious surfaces for the site.
   - ❑ Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.
   - ❑ Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.
   - ❑ Existing topographic elevations at two-foot intervals, proposed grades, direction of drainage flows, and steep slopes, which are 18% or greater on the subject parcel(s). Disturbing areas near steep slopes may require a Conditional Use from the Board of Zoning Appeals (reference Section 802).
   - ❑ Identify any Riparian Corridors on the parcel(s) and label the required setback accordingly. Construction in a Riparian Corridor will require a variance from the Board of Zoning Appeals (reference Article 6).
   - ❑ Location and type of existing trees on the site with a diameter of six inches (6") or more at four and one-half feet (4-1/2') feet above grade. Included with the location of the tree should be the associated "drip line."
   - ❑ Location and elevations of existing watercourses and water bodies, including natural and/or man-made surface drainage ways, flood plains, and wetlands.
   - ❑ Location of existing and proposed buildings and intended uses thereof, as well as the dimensions, area (total and by floor), and height of each building.
   - ❑ Proposed location of accessory structures, buildings, and uses including, but not limited to, all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators, and similar equipment, and the method of screening where applicable.
   - ❑ Location of existing public roads, rights-of-way and private easements of record, and abutting streets.
   - ❑ Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes (if any) serving the development.
   - ❑ Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces, method of surfacing, striping and signs related to vehicular traffic control and circulation), fire lanes, and all lighting thereof. Include any calculations. Reference Article 12.
   - ❑ Location, size, and characteristics of all loading and unloading areas.

- ❑ Location and design of all sidewalks, walkways, bicycle paths, and areas for public use.
- ❑ Location of water supply lines and/or wells including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connection points, and treatment systems including septic systems, if applicable.
- ❑ Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone, and steam and any associated easements.
- ❑ Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable.
- ❑ Location, size, and specifications of all signs and advertising features – drawn to scale with full color schematics (reference Article 13).
- ❑ Exterior lighting locations with area of illumination and foot candle readings illustrated, as well as the type of fixtures and shielding to be used.
- ❑ Location and specifications for all fences, walls, and other screening features with cross-sections.
- ❑ Location and specifications for all proposed perimeter and internal landscaping, and other buffering features to be shown on plan using architectural symbols with a legend. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. Include any calculations. Reference Article 10.
- ❑ Location, elevation views, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- ❑ Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials or hazardous materials, as well as any containment structures or clear zones required by government authorities.
- ❑ Identification of significant site amenities, unique natural features, or any significant views onto or from the site.
- ❑ Review of site plan by the Bath Fire Department.
- ❑ North arrow, scale, and date of original submittal and last revision.

7. Bath Township requires a preconstruction meeting prior to review and approvals with the applicant, the applicants representative, the Summit County Engineers office, Bath Township Service Department, Bath Township Fire Department, Summit County Soil & Water Conservation, Summit County Department of Environmental Services, Summit County Public Health Department and any other interested parties.

8. Digital copy of all required documents (i.e. .pdf file).

Include the following type of chart on all site plans complete with the appropriate information:

Site Information	**Required**	**Shown (note – sample data)**
Lot size	N/A	2.65 acres
Zoning District	N/A	B-2 Community Business District
Front Setback	Min. 75’	70’ (variance needed)
Rear Setback	Min. 20’	25’
Side Setback	Min. 25’ commercial	25’
Front Yard Landscape Setback	Min. 40’	40’
Parking	Min. 1/250 @ 1000 sq.ft. = 4	5 spaces
Lot area/green space	Min. 2x impervious ground surf.	52%
Building Height	Max. = 35’	24.5’

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

_____ 1. Right Of Revocation - It is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would case a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.

_____ 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).

_____ 3. On County Roads you are required to obtain a culvert permit from the Summit County Engineers’ Office (330-643-2850).

_____ 4. On Bath Township Roads a charge will be made for a Road Entry Permit. Additionally a culvert permit fee deposit will be required to assure that roadway culverts are installed in accordance with township regulations and requirements. Contact the Bath Township Service Director (330-665-5066) to obtain the necessary applications and documents.

_____ 5. The applicant agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10, and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.

_____ 6. There may be deed restrictions on the property that differ from the Bath Township Zoning Regulations. Please check your deed to make sure that any proposed project meets any restrictions that may be in effect.

_____ 7. The applicant agrees to abide by the Ohio Fire Code, Article 3 (§1301:7-7-03), Section F-301.0, and the appropriate section of the Ohio Revised Code pertaining to open burning. No open burning is permitted without first obtaining appropriate permits from the Ohio Environmental Protection Agency, Akron Office **and** the Bath Township Fire Department. The applicant also agrees to abide by Sections §F-409.1 and §F409.2.2 of the Ohio Fire Code pertaining to portable fire extinguishers during construction operations.

_____ 8. The zoning certificate shall become void at the expiration of one (1) year after date of issuance, unless the structure or alteration thereof is started, or within two (2) years after the date of issuance, unless the structure or alteration is completed.

_____ 9. **All tenants and/or occupants are required to obtain a business use certificate from the zoning office prior to occupancy.**

Applicant Signature: _____ Date: _____

Fee (make check payable to *Bath Township Trustees*)

$0.10 per square foot with a minimum of $100.00

For Office Use Only

Appearance Review Commission File No.: ARC - - _____

Board of Zoning Appeals File No.: BZA - - _____

❑ Approved ❑ Approved with Conditions* ❑ Denied

*If approved with conditions, attach copy of conditions to this application and Zoning Certificate.

Fire Department Review _____

Road Entry Permit _____

Sign Permit _____

Business Use Permit _____

Zoning Certificate File No.: ZP - - _____ ❑ Approved ❑ Denied**

Zoning Inspector Signature: _____ Date: _____

** Reason for denial: _____