

Article IX Administration And Enforcement

Sec. 901 Administration

Sec. 901-1 Zoning Inspector

The Zoning Inspector is employed by Bath Township to administer and enforce all provisions of this Zoning Resolution. The Zoning Inspector shall also be employed to act as the administrative officer for the Board of Zoning Appeals for the purpose of effecting proper administration of this Resolution. The term of employment, rate of compensation, and other such conditions shall be set by the Township Board of Trustees.

Sec. 901-2 Submission of Applications

All applications for zoning certificates shall be submitted to the Zoning Inspector who may issue zoning certificates when all applicable provisions of this Resolution have been complied with.

Sec. 901-3 Zoning Certificates Required

Before constructing or altering any buildings, and before changing the use of any existing or altered building and/or lands, including accessory buildings, application shall be made to the Zoning Inspector for a zoning certificate. The application shall include the following information:

- A. A plot plan drawn to scale showing the exact dimension and area of the lot to be built upon accompanied by a deed of record.
- B. The location, dimensions and height of structures to be erected.
- C. The intended use.
- D. The proposed number of sleeping rooms, dwelling units, occupants, employees, and other uses.
- E. The yard, open area, and parking space dimensions.
- F. Any other pertinent data as may be necessary to determine and to provide for the enforcement of this Resolution.
- G. Conformance with **Section 301-4-E**.

Within thirty (30) days after the receipt of application, the Zoning Inspector shall issue a zoning certificate if the application complies with the requirements of this

Resolution and the application is accompanied by the proper fee as indicated in **Section 901-4**. 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. If the application is for a conditional zoning certificate, the application procedure defined in Section 801-1 will be followed in lieu of the above regulations.

- H. Conformance with **Article XI**, Appearance Review Commission.
- I. Prior to issuing a Zoning Certificate for a Site Plan, applications for a Site Plan shall be submitted and approved in accordance with **Section 301-5**.
- J. Applications and site analysis for an Open Space Residential Subdivision shall be submitted in accordance with **Section 301-7**.
- K. ¹Conformance with all Federal, State, County, and Township regulations, resolutions, and rules including, but not limited to, the Summit County Planning Commission, the Summit County Engineer, the Summit Soil and Water Conservation District, and the Bath Water and Sewer District.
- L. ²Any misrepresentation of information provided or failure to comply with **Section 901-3-K** may result in the revocation of a Zoning Certificate by the Bath Township Board of Trustees after notice is given by certified mail.

Sec. 901-4 ³Payment of Fees

The fees for all Zoning Certificates as required by this Resolution shall be established by Resolution by the Bath Township Board of Trustees.

Sec. 901-5 Business Use Certificate

Before any ⁴occupancy or change of occupancy in a business district building, application shall be made to the Zoning Inspector for a Business Use Certificate on the application form then in use by the Zoning Inspector.

¹ May 19, 2003

² May 19, 2003

³ September 28, 1988

⁴ “occupancy or” added effective September 28, 1988

⁵**Sec. 902** **Enforcement**

Sec. 902-1 **Violations**

In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used or any land is, or is proposed to be used in violation of any provisions of this Zoning Resolution or supplements thereto, the Board of Township Trustees, the Prosecuting Attorney of the County, the Township Zoning Inspector, the Deputy Township Zoning Inspector, or any adjacent or neighboring property owners who would be especially damaged by such violations, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

Sec. 902-2 **Inspection**

The Township Zoning Inspector shall inspect each alleged violation and shall, in writing, order correction of all conditions which are found to be in violation of this Resolution. The Zoning Inspector will prepare a written report and case file on any matter that might warrant suit or prosecution for a violation of this Resolution.

Sec. 902-3 **Penalties**

Any person violating any provisions of this Zoning Resolution or supplements or amendments thereto shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined not more than five hundred dollars (\$500.00). Each day's continuation of a violation of this Resolution shall be deemed a separate offense. In addition, the Township shall have those powers of enforcement set forth in Chapter 519 of the Ohio Revised Code as the same may be amended from time to time.

Sec. 902-4 **Enforcement**

The Board of Township Trustees or the Zoning Inspector, upon approval by the Trustees, shall be empowered to sign all necessary documents on behalf of the Township to prosecute or bring suit for violation of this Resolution.

⁵ May 19, 2003