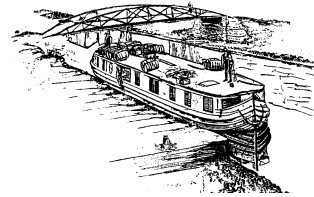




Village of Spencerville

116 South Broadway
Spencerville, Ohio 45887-1267
Phone (419) 647-6263
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On The Banks of the Miami-Erie Canal

CONDITIONAL USE PERMIT APPLICATION

Article 17, Spencerville Zoning Code

Name of Applicant: _____

Address: _____

Telephone: _____ Email: _____

Legal description of property: _____

Zoning District: _____

Description of existing use: _____

Description of proposed conditional use: _____

Signature of applicant: _____ Date: _____

**In addition to the information provided above, please include all information required as explained in Article 17.2.6 through 17.2.9 (copy attached hereto) of the Village's Zoning Code, including applicable fee, as per the current Village of Spencerville Fee Schedule; to the Spencerville Zoning Administrator. The Board of Zoning Appeals shall then review the conditional use permit application and respond according to the provisions of Article 17.*

17.2 CONTENTS OF CONDITIONAL USE PERMIT APPLICATION

Any owner, or agent thereof, of property for which a conditional use is proposed shall make an application for a Conditional Use Permit by filing with the Zoning Administrator, who shall within seven (7) days transmit it to the Board of Zoning Appeals. Such application at a minimum shall contain the following information:

- 17.2.1 Name, address and phone number of applicant;
- 17.2.2 Legal description of the property;
- 17.2.3 Zoning district;
- 17.2.4 Description of existing use;
- 17.2.5 Description of proposed conditional use;
- 17.2.6 A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, streets and traffic accesses, open spaces, refuse and service area, utilities, signs yards landscaping features, and such other information as the Board of Zoning Appeals may require;
- 17.2.7 A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent properties and with the comprehensive plan, to include an evaluation of the effects on adjoining properties of such elements as traffic circulation, noise, glare, odor, fumes, and vibration;
- 17.2.8 A list containing the names, phone numbers, and mailing addresses of all owners of property within five hundred (500) feet of the property in question; and,
- 17.2.9 A narrative addressing each of the applicable criteria contained in Section 17.3.

17.3 GENERAL STANDARDS FOR ALL CONDITIONAL USES

In addition to the specific requirements for conditionally permitted uses as specified in Section 17.4, the Board of Zoning Appeals 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:

- 17.3.1 Is in fact a conditional use as established under the provisions of Articles 3 through 11, inclusive, and appears on the Schedule of District Regulations adopted for the zoning district involve;
- 17.3.2 Will be in accordance with the general objectives, or with any specific objective, of the Village's comprehensive plan and/or the zoning ordinance;
- 17.3.3 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;

- 17.3.4 Will not be hazardous or disturbing to existing or future neighboring uses;
- 17.3.5 Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, 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;
- 17.3.6 Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- 17.3.7 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;
- 17.3.8 Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares; and,
- 17.3.9 Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.