



Application No. _____
Permit No. _____

Non-Conforming Use Application

Date Received: _____ **Hearing Date:** _____

The applicant shall submit a copy of this form, along with eleven (11) copies of the supplementary information, to the Village Planner for the Village of Granville. Non-conforming uses shall be allowable only upon review and approval by the Board of Zoning and Building Appeals for the change to another nonconforming use. Application shall include a fee as specified by the Village Ordinances.

- 1) Name of Applicant or Agent _____
Address _____
Telephone (Home) _____ (Business) _____
(Fax) _____ (Email) _____
- 2) Name of Property Owner _____
Address _____
Telephone (Home) _____ (Business) _____
(Fax) _____ (Email) _____
- 3) Location/Address of Property _____
- 4) Existing Zoning District _____
- 5) Existing Use of Property _____
- 6) Nature of Non-Conforming Use Requested (Please address ALL criteria of Chapter 1149. If more space is necessary, please attach a piece of paper): _____

- 7) Such additional information as may be required by the Zoning Ordinance or requested by the Board of Zoning and Building Appeals to review the application.

Signature of Property Owner or Applicant

Date

*If the applicant is not the property owner, a separate letter will need to be submitted indicating that the property owner is aware of and approves of the conditional use requested for their property.

I certify that the information and facts provided on and with this application are true and correct.

Applicant

Date

(To be completed by the Village Planner)

Approved _____ Disapproved _____

Conditions _____

Date of Decision _____

Board of Zoning and Building Appeals Chairperson

Date

Village Planner

Date

Village Manager

Date

Fee \$ _____

Date Paid _____

Receipt # _____

Non-Conforming Use

Applicant must attach all of the following (application and materials must be submitted at least 21 days prior to the next meeting):

- 1) A legal description of the property.
- 2) Description of existing uses of all parts of the lot or property; proposed non-conforming use or other change and the present zoning district in which the current use is located; the provisions of the Zoning Ordinance which are applicable.
- 3) A statement of the relationship of the proposed use to adjacent land use in terms of traffic, parking, noise and other nuisances and general compatibility.
- 4) A statement responding to the criteria for approval of such application (Section 1149.03, Criteria is attached) - space is provided on the application, but additional paper may be used.
- 5) Eight (8) copies of the plot plan showing:
 - a. Boundaries and dimensions of the lot with the size and location of all proposed or existing structures. The plot plan shall also show a map that indicates all adjacent properties with the approximate location of existing structures.
 - b. Traffic access, traffic circulation, existing and proposed utilities, parking, tree locations, landscaping, signs, refuse and service areas and other such information relevant to the application.
 - c. The nature of any special conditions or circumstances.
- 6) Criteria for Approval (Chapter 1149.03):
 - a. Changes. Upon application by the owner in the manner prescribed in the application procedure hereof to the Board of Zoning and Building Appeals, the change to another nonconforming use may be permitted upon finding by the Board that:
 1. The proposed change of a nonconforming use will not increase the burden on public facilities and service such as streets, utilities, schools and refuse disposal imposed by the existing nonconforming use.
 2. The proposed nonconforming use will not be detrimental nor disturbing to existing uses in the district and will not entail a use which constitutes a nuisance or hazard to any person in the surrounding use district.

Variance Application Required Materials List

Applicant must include all of the following (Application and materials must be submitted at least 21 days prior to the next meeting):

- 1) A legal description of the property.
- 2) A statement responding to the criteria below as stated in Chapter 1147.03:
 - a. That special circumstances or conditions exist which are peculiar to the land or structure(s) involved and which are not applicable to other lands or structures in the same zoning districts.
 - b. That a literal interpretation of the provisions of this Zoning Ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Ordinance.
 - c. That the special conditions and circumstances do not result from the actions of the applicant.
 - d. That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Ordinance to other lands or structures in the same zoning district.
 - e. That the granting of the variance will in no other manner adversely affect the health, safety and general welfare of the persons residing or working within the vicinity of the proposed variance.
- 3) Eight (8) copies of the plot plan showing:
 - a. Boundaries and dimensions of the lot with the size and location of all proposed or existing structures. The plot plan shall also show a map that indicates all adjacent properties with the approximate location of existing structures.
 - b. Traffic access, traffic circulation, existing and proposed utilities, parking, tree locations, landscaping, signs, refuse and service areas and other such information relevant to the application.