

Z

ZONING JURISDICTIONS:

- Hamilton County
- Symmes Township
- Village North Bend

ZONING CERTIFICATE APPLICATION FORM

HAMILTON COUNTY PLANNING AND DEVELOPMENT
 138 EAST COURT STREET, COUNTY ADMINISTRATION BLDG., RM. 801
 CINCINNATI, OHIO 45202 (513) 946-4550, FAX (513) 946-4475
 website address: http://www.hamiltoncountyohio.gov/hcrpc/

APPLICATION NO. _____
 office use

PROJECT INFORMATION

ZONE DISTRICT	AUDITOR'S BOOK NO.	AUDITOR'S PAGE NO.	AUDITOR'S PARCEL NO.	LOT NO.	CASH	CHECK #

Date: _____

PROJECT ADDRESS

Zip Code _____

TOWNSHIP/VILLAGE

PROJECT DEVELOPMENT

SUBDIVISION

NAME

NAME

NAME ↓	STREET ADDRESS ↓	CITY ↓	ST ↓	ZIP ↓	PHONE # ↓
PROPERTY OWNER – (Land Owner)					
CONTRACTOR -					
ARCH / ENG / SURVEYOR – (Plans By)					
APPLICANT – (Permit Contact Person)					

EXISTING - CURRENT STRUCTURES & LAND USE:

PROPOSED - SELECT TYPE OF IMPROVEMENT BELOW : ↓

RESIDENTIAL:	NON-RESIDENTIAL:
<input type="radio"/> NEW SINGLE FAMILY RESIDENCE NO. OF BEDROOMS _____ SEWER: Public _____ Private _____ DECK Included _____	<input type="radio"/> BUILDING(s) (NEW) GROSS SQ. FT. (Calc. Per Structure) _____
<input type="radio"/> NEW MULTIPLE FAMILY RESIDENCE NO. OF UNITS _____	<input type="radio"/> BUILDING(s) (ADDITIONS) GROSS SQ. FT. (Calc. Per Structure) _____
<input type="radio"/> ADDITION, SINGLE FAMILY RESIDENCE; MULTIPLE FAMILY RESIDENCE	<input type="radio"/> NEW TENANT OR CHANGE OF USE WITH PARKING ANALYSIS REQUIRED
<input type="radio"/> ACCESSORY GARAGE or SHED SQ. FT. _____	<input type="radio"/> NEW TENANT WITH NO PARKING ANALYSIS REQUIRED
<input type="radio"/> SWIMMING POOLS (In Ground or Above Ground) pool size SQ. FT. _____	<input type="radio"/> EXISTING TENANT / INTERIOR ALTERATIONS, NO PARKING ANALYSIS REQ. = NO APPLICATION
<input type="radio"/> FENCES or WALLS (Includes Retaining Walls)	<input type="radio"/> COMMERCIAL ALTERATION (FAÇADE)
<input type="radio"/> DECKS (Attached or Detached)	<input type="radio"/> PARKING LOT , NEW PAVEMENT or RESTRIPIING, LANDSCAPE MODIFICATIONS, LIGHTING MODIFICATIONS
<input type="radio"/> ANTENNAS or SATELLITE DISHES	<input type="radio"/> AWNINGS or MARQUEES
<input type="radio"/> IN HOME OCCUPATION CERTIFICATE	<input type="radio"/> NEW SIGNS or BILLBOARDS, SIGN FACE SQ. FT. _____ SIGN FACE SQ. FT. _____ SIGN FACE SQ. FT. _____
<input type="radio"/> OTHER: NONCONFORMING USE CERT; SPECIAL CERTIFICATE; ETC.	<input type="radio"/> SIGNS - FACE CHANGE ONLY
	<input type="radio"/> SIGNS – TEMPORARY
	<input type="radio"/> POOLS or TANKS (In Ground or Above Ground) SQ. FT. _____
	<input type="radio"/> FENCES or WALLS (Includes Retaining Walls)
	<input type="radio"/> TENTS; TEMPORARY SALES;
	<input type="radio"/> OTHER: NONCONFORMING USE CERTIFICATE; LANDFILL OR EXCAVATION land use only; GRAVEL MINING;

DESCRIBE PROPOSED WORK:

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning resolution of the County of Hamilton, pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

APPLICANT SIGNATURE

DATE

DO NOT WRITE BELOW THIS LINE (office use)

BZA RES. NO. _____	Date _____	AMENDMENT: Case No. & Name _____
COURT CASE NO. _____	Date _____	BCC/ TWP _____ RES. NO. _____
		Date Approved _____

APPROVED BY _____	Date _____	CERTIFICATE FEE TYPE _____	FEE \$ _____
-------------------	------------	----------------------------	--------------

ZONING CERTIFICATE TYPE

- Permitted Use
- Temporary Use
- SPUD Comply. Plan 10/25/96
- Special Purpose Dist. Comply Plan
- SPI District Compliance Plan
- PUD Compliance Plan
- FDP Compliance Plan
- BZA Compliance Plan
- Conditional Use Compliance Plan
- Nonconforming Use
- Compatible Nonconforming Use

DO NOT WRITE BELOW THIS LINE (Office Use)

PLANS EXAMINER CORRESPONDENCE:

DATE	CONTACT	REGARDING

PLANS EXAMINER NOTES:

ACCESSORY STRUCTURES within the *required* rear yard (Hamilton County & Symmes Township).

SQ.FT. AREA of PROPOSED ACCESSORY STRUCTURE(s):	_____	SQ. FT. AREA of <i>REQUIRED</i> or <i>TOTAL</i> REAR YARD:	_____
SQ.FT. AREA of EXISTING ACCESSORY STRUCTURE(s):	_____	% of ACCESSORY STRUCTURE(s) SQ.FT. within the <i>REQUIRED</i> or	%
	_____	TOTAL REAR YARD:	
	+	_____	
TOTAL SQ.FT. AREA of ACCESSORY STRUCTURE(s):	_____		

ZONE DISTRICT: " _____ "	LOT:																																								
<table border="1"> <tr> <td>o SETBACKS:</td> <td>REQUIRED</td> <td>PROVIDED</td> </tr> <tr> <td>LOT WIDTH (AT BLDG)</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>FRONT YARD</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>SIDE YARD (R)</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>SIDE YARD (L)</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>- WING WALLS</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>- CANTELEVERS</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>REAR YARD</td> <td>_____</td> <td>_____</td> </tr> </table>	o SETBACKS:	REQUIRED	PROVIDED	LOT WIDTH (AT BLDG)	_____	_____	FRONT YARD	_____	_____	SIDE YARD (R)	_____	_____	SIDE YARD (L)	_____	_____	- WING WALLS	_____	_____	- CANTELEVERS	_____	_____	REAR YARD	_____	_____	<table border="1"> <tr> <td>o BOUNDARY CONSOLIDATION</td> <td></td> </tr> <tr> <td>o SURVEY</td> <td></td> </tr> <tr> <td>o GREENBELT</td> <td></td> </tr> <tr> <td>o LOT OF RECORD VARIANCE</td> <td></td> </tr> <tr> <td>o CORNER LOT</td> <td></td> </tr> <tr> <td>o PAVED DRIVE</td> <td></td> </tr> <tr> <td>o PARKING: spaces required: _____ provided: _____</td> <td></td> </tr> <tr> <td>o COUNTY ENGINEER ACCESS APPROVED BY: _____</td> <td></td> </tr> </table>	o BOUNDARY CONSOLIDATION		o SURVEY		o GREENBELT		o LOT OF RECORD VARIANCE		o CORNER LOT		o PAVED DRIVE		o PARKING: spaces required: _____ provided: _____		o COUNTY ENGINEER ACCESS APPROVED BY: _____	
o SETBACKS:	REQUIRED	PROVIDED																																							
LOT WIDTH (AT BLDG)	_____	_____																																							
FRONT YARD	_____	_____																																							
SIDE YARD (R)	_____	_____																																							
SIDE YARD (L)	_____	_____																																							
- WING WALLS	_____	_____																																							
- CANTELEVERS	_____	_____																																							
REAR YARD	_____	_____																																							
o BOUNDARY CONSOLIDATION																																									
o SURVEY																																									
o GREENBELT																																									
o LOT OF RECORD VARIANCE																																									
o CORNER LOT																																									
o PAVED DRIVE																																									
o PARKING: spaces required: _____ provided: _____																																									
o COUNTY ENGINEER ACCESS APPROVED BY: _____																																									
<table border="1"> <tr> <td>HEIGHT:</td> <td>MAX.</td> <td>PROVIDED</td> </tr> <tr> <td>FRONT</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>SIDE (R)</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>SIDE (L)</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>REAR</td> <td>_____</td> <td>_____</td> </tr> </table>	HEIGHT:	MAX.	PROVIDED	FRONT	_____	_____	SIDE (R)	_____	_____	SIDE (L)	_____	_____	REAR	_____	_____	<table border="1"> <tr> <td>LANDSCAPE REQUIREMENTS:</td> <td>REQUIRED</td> <td>PROVIDED</td> </tr> <tr> <td># TREES & # SHRUBS</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>STREETSCAPE BUFFER:</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>BOUNDARY BUFFER:</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>INTERIOR LANDSCAPING:</td> <td>_____</td> <td>_____</td> </tr> </table>	LANDSCAPE REQUIREMENTS:	REQUIRED	PROVIDED	# TREES & # SHRUBS	_____	_____	STREETSCAPE BUFFER:	_____	_____	BOUNDARY BUFFER:	_____	_____	INTERIOR LANDSCAPING:	_____	_____										
HEIGHT:	MAX.	PROVIDED																																							
FRONT	_____	_____																																							
SIDE (R)	_____	_____																																							
SIDE (L)	_____	_____																																							
REAR	_____	_____																																							
LANDSCAPE REQUIREMENTS:	REQUIRED	PROVIDED																																							
# TREES & # SHRUBS	_____	_____																																							
STREETSCAPE BUFFER:	_____	_____																																							
BOUNDARY BUFFER:	_____	_____																																							
INTERIOR LANDSCAPING:	_____	_____																																							

RESIDENTIAL:	Hamilton County	Symmes Township	Village of North Bend
1 SINGLE FAMILY RESIDENCE	\$148.00 + \$31.00*	\$148.00	\$100.00
2 MULTIPLE FAMILY RESIDENCE (per unit)	\$148.00 + \$31.00*	\$148.00	\$100.00
3 ADDITIONS	\$ 92.00 + \$31.00*	\$ 92.00	\$ 60.00
4 ACCESSORY or TEMPORARY STRUCTURE	\$ 92.00 + \$31.00*	\$ 92.00	\$ 60.00
5 SWIMMING POOLS (in ground or above)	\$ 92.00 + \$31.00*	\$ 92.00	\$ 60.00
6 WALLS (includes Retaining Walls) or FENCES	\$ 92.00 + \$31.00*	\$ 92.00	\$ 60.00
7 DECKS (attached or detached)	\$ 92.00 + \$31.00*	\$ 92.00	\$ 60.00
8 ANTENNAS or SATELLITE DISHES	\$ 92.00 + \$31.00*	\$ 92.00	\$ 60.00
9 REVISION TO EXISTING RESIDENTIAL ZONING CERTIFICATE (Max \$211.00)	½ Orig. Fee	½ Orig. Fee	½ Orig. Fee
10 IN HOME OCCUPATION CERTIFICATE	\$ 92.00	\$ 92.00	\$ 60.00

RESIDENTIAL CONSTRUCTION ONLY: For multiple construction types on one application (any or all of the above), *fee as one*, the highest fee. NON-RES: fee per type

NON-RESIDENTIAL:	Hamilton County	Symmes Township	Village of North Bend
11 BUILDING(s) / ADDITIONS 0 – 1000 SF	\$ 220.00 + \$31.00*	\$ 220.00	\$ 150.00
12 BUILDING(s) / ADDITIONS 1001 – 2000 SF	\$ 291.00 + \$31.00*	\$ 291.00	\$ 200.00
13 BUILDING(s) / ADDITIONS 2001 – 9000 SF	\$ 0.23 / SF + \$31.00*	\$0.23	\$ 0.15 / SF
14 BUILDING(s) / ADDITIONS 9001 SF or more	\$1,966.00 + \$0.12/SF greater than 9000 SF + \$31.00*	\$1,966.00 + \$0.12/SF greater than 9000 SF	\$1350.00 + \$0.07/SF greater than 9000 SF
15 TENTS	\$ 77.00 + \$31.00*	\$ 77.00	\$ 50.00
16 AWNINGS or MARQUEES	\$ 148.00 + \$31.00*	\$ 148.00	\$ 100.00
17 SWIMMING POOLS or ABOVE GROUND STORAGE TANKS	\$ 148.00 + \$31.00*	\$ 148.00	\$ 100.00
18 ANTENNAS or SATELLITE DISHES; MISC. ACCESSORY STRUCTURES	\$ 148.00 + \$31.00*	\$ 148.00	\$ 100.00
19 WALLS or FENCES	\$ 148.00 + \$31.00*	\$ 148.00	\$ 100.00
20 RETAINING WALLS	\$ 148.00 + \$31.00*	\$ 148.00	\$ 100.00
21 NON-CONFORMING USE CERTIFICATE	\$ 113.00 + \$31.00*	\$ 113.00	\$ 75.00
22 SIGNS or BILLBOARDS	\$ 148.00 + 1.39/SF over 32 SF, maximum \$220.00/sign + \$31.00*	\$ 148.00 + 1.39/SF over 32 SF, maximum \$220.00/sign	\$ 100.00+\$1.00/SF over 32 SF, maximum \$150.00/sign
23 SIGNS – TEMPORARY (One fee per new sign)	\$ 113.00 + \$31.00*	\$113.00	\$ 75.00
24 SIGNS - FACE CHANGE (One fee per property)	\$ 113.00 + \$31.00*	\$113.00	\$ 75.00
25 PARKING LOTS (New; Restriping, Landscape or Lighting Modifications)	\$ 148.00 + \$31.00*	\$ 148.00	\$ 100.00
26 LANDFILL or EXCAVATION (Land Use Only) (Symmes – Business Only)	\$2,155.00+ \$31.00*	\$2,155.00	\$1500.00
27 GRAVEL MINING	\$1,440.00 + \$31.00*	\$1,440.00	\$1000.00
28 COMMERCIAL ALT. FACADE OR NEW TENANT (Where parking analysis is required)	\$ 256.00 + \$31.00*	\$ 256.00	\$ 175.00
29 TENANT CHANGE / NEW TENANT (Where no parking analysis is required)	\$ 77.00 + \$31.00*	\$ 77.00	\$ 50.00
30 REVISION TO EXISTING NON-RESIDENTIAL ZONING CERTIFICATE	\$1/2 Orig Fee (Max Fee \$291.00)	\$1/2 Orig Fee (Max Fee \$291.00)	\$1/2 Orig Fee (Max Fee \$200.00)
OTHER:	Hamilton County	Symmes Township	Village of North Bend
31 REFUSAL LETTER (Issued for an application that does not meet zoning standards in order to proceed to the Board of Zoning Appeals.)	\$ 92.00	\$ 92.00	\$ 60.00
32 ZONING CERTIFICATION LETTER (Letter Certification of Zone District)	\$ 57.00	\$ 57.00	\$ 35.00
33 ZONING CERTIFICATION INSPECTION (Inspect & Certification of Zoning Issues)	\$ 268.00 + Hrly. Rate Insp.	\$ 268.00 + Hrly. Rate Insp.	\$ 257.00 + Hrly. Rate Insp
34 *FINAL INSPECTION FEE – One fee per property + additional for failed/missed inspections as necessary.)	\$ 31.00		

REMINDER: A Compliance Plan (Site Plan or Plot Plan) should include some or all of the following information:

- | | |
|---|--|
| <ul style="list-style-type: none"> PROJECT INFORMATION: Project Name; Owner Name; Builder Name; Plans Prepared by. SURVEYOR'S SEAL: For New Residential & Non-Residential Buildings; Non-Residential Additions; New Signage (Signage applications may substitute a CAGIS prepared plan). ARCHITECT OR ENGINEER'S SEAL: As Required by Hamilton County Department of Building. IDENTIFY: Property Lines; Street Name(s); Existing & Proposed Structures including attached decks, cantilevers, accessory structures, fences, pavement, driveways, walks, easements, grades, other. | <ul style="list-style-type: none"> NORTH ARROW: (Typically with North to top of plan) DIMENSIONS: of property lines; site size; setbacks from structure to all property lines; parking layout dimension details; other. Legibly drawn to Scale is preferred. LAND USE: Existing & Proposed Uses. PARKING SPACE: Required Parking Space Calculation + Space & Aisle Dimensions. ALSO: Landscaping; Lighting; Impervious Surface Ratio Calculations. |
|---|--|