

APPLICATION FOR ZONING CERTIFICATE
COMMERCIAL APPLICATION

PLEASANT TOWNSHIP TRUSTEES
10507 OLD TILE FACTORY RD
VAN WERT, OH 45891
PER OHIO REVISED CODE SECTION 519.16

FEES EFFECTIVE JANUARY 11, 2017

FEE FOR: _____ BUILDING (500 sq.ft./ less or other=\$100) APPLICATION FEE AMOUNT: \$ _____
(501 sq. ft. + = \$300)
_____ VARIANCE HEARING* (\$500.00) DATE PAID: _____
*additional form required RECEIPT # _____

Checks payable to "Pleasant Township Trustees"

THIS CERTIFICATE IS VALID FOR ONE YEAR FROM DATE OF ISSUANCE

The undersigned hereby applies for a zoning certificate for the following use(s). Said certificate to be issued on the basis of the representations contained herein:

1. LOCATION OF PROPERTY: _____

2. NAME OF OWNER: _____ PHONE: _____

3. OWNER'S ADDRESS: _____

4. OCCUPANT: _____

PURPOSED USE:

_____ New Construction _____ Business _____ Remodeling _____ Manufacturing

_____ Accessory Building _____ Sign Board/Size _____ _____ Residence (# of families _____)

_____ Other (explain): _____

****A sketch of lot showing existing building(s) and proposed construction or use for which this application is made will need to be filled in on page 2 or attached separately. Please indicate North (N) on any diagram.****

FILL IN DIMENSIONS FOR: (minimums shown are for C-1 zoned properties only)

- A. Main road frontage _____ feet (minimum of 150 ft. required)
- B. Set back from center of road right of way _____ feet (minimum 150 ft. required)
- C. Side yard(s) clearance _____ feet/_____ feet (minimum 50 ft. required from adjoining property line)
- D. Rear yard clearance _____ feet (minimum 50 ft. required)
- E. Depth of lot from right of way _____ feet
- F. Dimension of building WIDTH _____ DEPTH/LENGTH _____ Square Footage _____
- G. Highest point of building above the established grade _____ feet.

Building use: _____

Number of stories _____ Basement: yes no

Useable floor space (designed for use as living quarters), excluding basement, porches, garages, breezeways, attics or partial stories: FIRST FLOOR _____ SECOND FLOOR _____ OFF STREET PARKING _____

Application for Zoning Certificate

Pleasant Township Trustees

10507 Old Tile Factory Rd.

Van Wert, Oh. 45891

Per addendum to the Application

The Pleasant Township Trustees are now requiring the Zoning Applicant to mark the property lines that will be measured from for the required setbacks. The applicant must come to an agreement with the neighboring property owners that could be involved with said setback. The zoning applicant and property owners will come to an agreement of said line and mark with a flag, paint etc. that the zoning inspector will measure the distance from. This will take place before any permits are given out. All parties will sign below.

<hr/>	<hr/>
Zoning Applicant	Date
<hr/>	<hr/>
Side Property Owner	Date
<hr/>	<hr/>
Side Property Owner	Date
<hr/>	<hr/>
Rear Property Owner	Date

DIAGRAM (can attach on separate sheet if needed)

NORTH



Drainage plan review required _____ yes ☒ no

IF YES, LANDOWNER MUST MAKE APPOINTMENT FOR SUCH REVIEW BY CONTACTING THE VAN WERT SOIL AND WATER CONSERVATION DISTRICT, 1185 PROFESSIONAL DR. VAN WERT, OH 45891, PHONE: 419-238-9591

This application and sketch of drainage plan will be required for the SWCD review.

Approved: _____
Soil and Water conservation District

Date: _____

VAN WERT COUNTY HEALTH DEPARTMENT 419-238-0808: APPROVAL FOR SEPTIC AND WELL (new housing only):

Septic Permit # _____
Date Issued _____

Well Permit # _____
Date Issued: _____

Approximate Value \$ _____ (related to construction outlined in this application)

By signing below I understand that I shall hold harmless the Township Trustees, Clerk of Pleasant Township and the Van Wert Soil and Water conservation District and/or their representatives from any and all liability associated with actions resulting from this application, review of said application and subsequent approval/denial.

Your signature also indicates you have received and read the Acknowledgement for Work within the Right of Way that is attached to this application.

Signature _____
Owner or Contractor

Date: _____

Address: _____

FEE PAID: _____

APPROVED BY _____
Pleasant Township Zoning Inspector

DATE: _____

LOCATION _____

NAME	ADDRESS	PHONE #
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General Contractor _____ Phone # _____

Address: _____

List all subcontractors:

1. _____
2. _____
3. _____
4. _____

(Any additional subcontractors can be listed on back of this page)

Describe the work to be completed:

The undersigned will be performing the type of work identified above.

The landowner is responsible to furnish survey pins for measurements of setbacks and if necessary to be surveyed by a licensed surveyor.

WORK WITHIN ROAD RIGHT OF WAY WHICH CAN INCLUDE MAILBOXES, DRIVEWAYS:

PLEASANT TOWNSHIP HAS ADOPTED THE VAN WERT COUNTY ENGINEERS OFFICE "SPECIFICATIONS AND MINIMUM STANDARDS FOR PERFORMING WORK WITHIN ROAD RIGHT-OF-WAY LIMITS IN VAN WERT COUNTY" AND ALL WORK WITHIN TOWNSHIP ROAD RIGHT-OF-WAY MUST CONFORM TO THESE STANDARDS. COPIES AVAILABLE.

ALL DRIVEWAYS MUST HAVE A PIPE. CONTACT PLEASANT TOWNSHIP ZONING OFFICE FOR MORE INFORMATION.

IF ADDRESS FOR CONSTRUCTION IS ON A COUNTY ROAD, CONTACT THE VAN WERT COUNTY ENGINEERS OFFICE PHONE: 419-238-0210) FOR APPLICATION TO WORK WITHIN THE ROAD RIGHT-OF-WAY LIMITS.

SEE SPECIFICATIONS AND MINIMUM STANDARDS FOR PERFORMING WORK WITHIN THE ROAD RIGHT-OF-WAY LIMITS IN VAN WERT COUNTY FOR MAILBOX SPECIFICATIONS.