

CITY OF BEAVERCREEK
CONDITIONAL USE--STRAIGHT ZONING DISTRICT FOR EXISTING STRUCTURE

NOTE: A separate checklist is available for proposed Wireless Telecommunication Facilities .

CHECKLIST OF REQUIRED INFORMATION

1. Application fee (\$125.00) and application form (attached) completed showing:
 - A. Applicant's name, address, phone number.
 - B. Name, address, phone number of all owners of the property.
 - C. Signature by applicant
 - D. If the applicant is not the property owner, submit current notarized written statement signed by property owner(s) appointing applicant as owner's agent (form attached)
 - E. Name, address, phone number of contact person for information and questions.
 - F. Name and phone number of Engineer, if applicable.

2. One set of the list of names and addresses of all owners of property within 500 feet of the property, from Greene County Auditor's Office records (www.co.greene.oh.us) current to within 14 days prior to application submission. These shall be submitted on white self adhesive 1" x 2 3/4" address labels.

3. Ten copies of the site plan, drawn to standard engineer's scale. The site plan must show lot dimension, building locations on the lot/parcel and the building dimension, all existing and proposed parking, and setbacks from the lot lines. If necessary the site plan may also be required to show:
 - A. Location of right-of-way.
 - B. Location of stormwater and sanitary sewers.
 - C. Location of water.
 - D. Location of septic tank/leach bed.
 - E. Location of gas lines.
 - F. Location of well.
 - G. Location of other utilities.
 - H. Location of drainage and utility easements.
 - I. Location of property lines involved (multiple parcels if affected).
 - J. Location of any other on-site landmarks affected by the Variance Request.
 - K. Location of regulatory floodplain if any portion of the parcel is located within a floodplain.
 - L. Photometric plan of parking lot and exterior building lighting.

4. A letter of intent outlining details of the proposed use, hours of operation, average number of customers or constituents, and any other applicable information.

5. Color elevations and material samples of building exteriors only if there are planned facade changes.

CONDITIONAL USE APPLICATION

CITY OF BEAVERCREEK
1368 Research Park Drive
Beavercreek OH 45432
937-427-5512

Date: _____ Case Number: _____
Conditional Use _____
Prior Case Reference _____

Project Name: _____

Location of property: _____

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Applicant's Name: _____ Telephone: _____

Address: _____

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: _____

Type of Development: Residential _____ Commercial _____ Office _____ Industrial _____

Other _____

Brief description of application request: _____

Applicant's status: Owner _____ Lessee _____ Purchaser _____ Agent _____

Name of Engineer: _____ Telephone: _____

Contact Person: _____ Telephone: _____

Fax: _____

Applicant's Signature

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF BEAVERCREEK RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

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Date Received _____ Fee Paid _____ Received by _____

AGENT FORM

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached PUD Application for rezoning and concept plan of the property, specific site plan approval for the property or modification to the PUD. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Beavercreek in connection with this same case, and by all decisions made by the city in connection with this same case.

Owner's Signature

Owner's Signature

Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said _____
on this _____ day of _____, 20____.

Notary Public

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 85-32 to pay the City of Beavercreek ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur expenses and costs for an independent consultant to either review, evaluate or comment on data or information submitted by the Applicant, or to prepare information or data in connection with the City's review and evaluation of the application or request. If an application or request filed with the City causes the City to devote to that same application or request time and professional skills of a City employee who is an engineer or surveyor (or other member of a so-called "learned professional", the members of which are licensed by or registered with the State of Ohio), the costs and expenses to the City of the time devoted to that application or request shall be the obligation of the Applicant. The total amount of such costs and expenses shall be derived by the method of calculation pursuant to the then current legislative policy for such calculation.

The payment of expenses and costs referred to in this statement shall be made to the City of Beavercreek in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City.

Plan Review Fees are to be included with this application for all commercial structures.

The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Witness

By: _____
Applicant's Signature

Witness

Date: _____

CITY PROCEDURE FOR COLLECTION OF REVIEW COSTS

Upon receipt of application by the Planning Department, the City will review the application and prepare an estimate of review costs.

If the estimate is for more than \$1,000.00, the applicant will be required to submit a deposit of the estimated cost to the City of Beavercreek. Such deposit must be received by the City before the application will be presented to the appropriate Board or Commission.

Upon completion of the application process, deposits in excess of actual costs will be refunded to the applicant. Cost in excess of the deposit will be billed to the applicant.

The Applicant will also submit the Plan Review Fee for commercial projects as designated on the attached sheet with this Statement.