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ZONING
JURISDICITONS

JURISDICITONS:

GOLF MANOR/HAMILTON COUNTY PLANNING AND DEVELOPMENT

• Hamilton County

• Golf Manor

• Symmes Township

• Village of North Bend

ZONING CERTIFICATE APPLICATION FORM 2018

138 EAST COURT STREET, COUNTY ADMINISTRATION BLDG - ROOM 801 CINCINNATI, OHIO 45202 (513) 946-4550

website address: http://www.hamiltoncountyohio.gov/hcrpc

PROJECT INFORMATION

ZONE DISTRICT	AUDITOR'S BOOK NO.	AUDITOR'S PAGE NO.	AUDITOR'S PARCEL NO.	LOT NO.	PAYMENT TYPE

APPLICATION NO.

office use

DATE:__

PROJECT ADDRESS:						ZIP (ODE:		
OWNSHIP VILLAGE: ROJECT NAME: SUBDIVISION NAME:									
PROJECT NAIVIE:				SUB	DIVISION	NAIVIE:			
NAME ↓	STI	REET ADDRESS ↓			(CITY↓	ST↓	ZIP ↓	PHONE # ↓
PROPERTY OWNER: (Land Owner)									
CONTRACTOR:									
ARCH / ENG / SURVEYOR: (Plans By)								
APPLICANT: (Permit Contact Person	+ Email)								
	PROP	OSED - SELEC	CT TYPE OF	IMPROVEN	TENT BELO	ow :↓			
RESIDENTIAL	:			N	ION-RESID	ENTIAL:			
NEW SINGLE FAMILY RESIDENCE NO. OF BEDROOMS SEWER: Public Private DECK Included? NEW MULTIPLE FAMILY RESIDEN NO. OF UNITS	CE	(Calc. Per Sti	(NEW) GROSS S ructure) (ADDITIONS) GR ructure)	OSS SQ. FT.	 [SIGN FACE	SQ. FT SQ. FT CE CHANGE (
ADDITION TO A SINGLE FAMILY RESIDENCE	esidence;	WITH PARKI	it or Change of Ng Analysis Reqi		_	POOLS or T.	ANKS (In Gro	ound or Above	
SQ. FT		NEW TENANT WITH NO PARKING ANALYSIS REQUIRED			[FENCES or WALLS (Includes Retaining Walls)			
SWIMMING POOLS (In-ground or Above-ground)		EXISTING TENANT / INTERIOR ALTERATIONS WITH NO PARKING ANALYSIS REQUIRED			[☐ TENTS; TEMPORARY SALES			
<u> </u>		COMMERCIA	COMMERCIAL ALTERATION (FAÇADE) OTHER: NONCONFORMING USE CERTIFICATE LANDFILL OR EXCAVATION; GRAVEL MINING,						
DECKS (Attached or Detached)			OT (NEW PAVEMEN MODIFICATIONS, I		ICATIONS)				
☐ ANTENNAS OF SATELLITE DISHES ☐ IN-HOME OCCUPATION CERTIFICA	TE	☐ AWNINGS,	MARQUEES, CANO	OPIES					
OTHER: NON-CONFORMING USE C CHICKEN COOP; BEEKEEPI									
DESCRIBE PROPOSED WORK	<u>.</u>								
The owner of this building and under Hamilton, pertaining to building and specifications submitted herewith, as true and correct.	buildings, and to cor	nstruct the propos	sed building or st	tructure or mak	e the propose	ed change or	alteration i	n accordanc	e with the plans and
APPLICANT SIGNATURE DATE									
		DO NOT WRI	TE BELOW TH	HIS LINE (of	ffice use)				
BZA CASE NUMBER:			R	PC / RZC CASE	NUMBER:				
APPROVED BY:			DATE:		CERTIFICA	TE TYPE:		FEE:	
☐ Temporary Use ☐ SPUD Compliance Plan ☐	BZA Compliance Pl Non-conforming Use Compatible Nonco	se nforming Use							

☐ PUD Compliance Plan☐ FDP Compliance Plan

DO NOT WRITE ON THIS SIDE (Office Use)

PLANS EXAMINER CORRESPONDENCE:

DATE	CONTACT	REGARDING

PLANS EXAMINER NOTES:

SIDE (L) REAR

A. Rear yard setback for the	e district:				F. Total sq ft area of all acce	essory uses (existing	& proposed) in the re	ear yard: (D+	E):
B. Width of the lot:				G. TOTAL OF REAR YARD BEING USED: (F ÷ C) =					
C. Total overall area of the	required	rear yard (A x B):	=						
D. Total sq ft area of propo	sed acce	ssory use (L x W):							
E. Total sq ft area of existin	g accesso	ory uses:							
					LOT				
					LOT:				
ZONE DISTRICT	u	u			□ BOUNDARY CONSOLIDATION				
SETBACKS:		REQUIRED	PROVIDED	NOTES	□SURVEY				
					□GREENBELT				
LOT WIDTH (AT BLDG)					□GREENBELT				
· · · · · · · · · · · · · · · · · · ·					☐ GREENBELT ☐ LOT OF RECORD VARI	ANCE			
· · · · · · · · · · · · · · · · · · ·						ANCE			
FRONT YARD SIDE YARD (R)					□LOT OF RECORD VARI	ANCE			
FRONT YARD SIDE YARD (R) SIDE YARD (L)					□LOT OF RECORD VARI □CORNER LOT □PAVED DRIVE		n	provided:	
FRONT YARD					□LOT OF RECORD VARI	ANCE required:	p	provided:	
FRONT YARD SIDE YARD (R) SIDE YARD (L) - WING WALLS					□LOT OF RECORD VARI □CORNER LOT □PAVED DRIVE	required:	·	provided:	
FRONT YARD SIDE YARD (R) SIDE YARD (L) - WING WALLS - CANTELEVERS		MAX.	PROVIDED	NOTES	□LOT OF RECORD VARI □CORNER LOT □PAVED DRIVE □PARKING: spaces	required:	BY:	orovided:	PROVIDED
FRONT YARD SIDE YARD (R) SIDE YARD (L) - WING WALLS - CANTELEVERS REAR YARD		MAX.	PROVIDED	NOTES	□ LOT OF RECORD VARI □ CORNER LOT □ PAVED DRIVE □ PARKING: spaces □ COUNTY ENGINEER A	required:	BY:		PROVIDED

RE	SIDENTIAL:	Hamilton County	Symmes Township	Village of North Bend	
1	SINGLE FAMILY RESIDENCE	\$166.26 + \$36.72*	\$189.00 + \$37.00	\$100.00	
2	MULTIPLE FAMILY RESIDENCE (per unit)	\$166.26 + \$36.72*	\$189.00 + \$37.00	\$100.00	
3	ADDITIONS	\$ 166.26 + \$36.72*	\$121.00 + \$37.00	\$ 60.00	
4	ACCESSORY or TEMPORARY STRUCTURE	\$104.04 + \$36.72*	\$121.00 + \$37.00	\$ 60.00	
5	SWIMMING POOLS (in ground or above)	\$ 104.04 + \$36.72*	\$121.00 + \$37.00	\$ 60.00	
6	FENCES or WALLS (includes Retaining Walls)	\$ 104.04 + \$36.72*	\$121.00 + \$37.00	\$ 60.00	
7	DECKS (attached or detached)	\$ 104.04 + \$36.72*	\$121.00 + \$37.00	\$ 60.00	
8	ANTENNAS or SATELLITE DISHES	\$ 104.04 + \$36.72*	\$121.00 + \$37.00	\$ 60.00	
9	REVISION TO EXISTING RESIDENTIAL ZONING CERTIFICATE	½ Orig. Fee (Max \$247.86)	½ Orig. Fee (Max \$240.00)	½ Orig. Fee	
10	IN HOME OCCUPATION CERTIFICATE	\$ 104.04 + \$36.72	\$121.00 + 37.00	\$ 60.00	

BOUNDARY BUFFER: INTERIOR LANDSCAPING:

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

	N-RESIDENTIAL:	Hamilton County	Symmes Township	Village of North Bend	
11	BUILDING(s) / ADDITIONS 0 – 1000 SF	\$ 247.86 + \$36.72*	\$ 294.00 + \$37.00	\$ 150.00	
12	BUILDING(s) / ADDITIONS 1001 – 2000 SF	\$ 326.40 + \$36.72*	\$ 399.00 + \$37.00	\$ 200.00	
13	BUILDING(s) / ADDITIONS 2001 – 9000 SF	\$ 0.27 / SF+ \$36.72*	\$0.28 + \$37.00	\$ 0.15 / SF	
14	BUILDING(s) / ADDITIONS 9001 SF or more	\$2,193.00 + \$0.15/SF	\$2,415.00 + \$0.15/SF greater	\$1,350.00 + \$0.07/SF	
		greater than 9000 SF + \$36.72*	than 9000 SF + \$37.00	greater than 9000 SF	
15	TENTS	\$ 88.74 + \$36.72*	\$116.00 + \$37.00	\$ 50.00	
16	AWNINGS or MARQUEES	\$ 166.26 + \$36.72*	\$ 200.00 + \$37.00	\$ 100.00	
17	SWIMMING POOLS or ABOVE GROUND STORAGE S TANKS	\$ 166.26 + \$36.72*	\$ 200.00 + \$37.00	\$ 100.00	
18	ANTENNAS or SATELLITE DISHES; MISC. ACCESSORY STRUCTURES	\$ 166.26 + \$36.72*	\$ 200.00 + \$37.00	\$ 100.00	
19	FENCES or WALLS	\$ 166.26 + \$36.72*	\$ 200.00 + \$37.00	\$ 100.00	
20	RETAINING WALLS	\$ 166.26 + \$36.72*	\$ 200.00 + \$37.00	\$ 100.00	
21	NON-CONFORMING USE CERTIFICATE	\$ 129.54 + \$36.72*	\$ 264.00 + \$37.00	\$ 75.00	
22	SIGNS or BILLBOARDS	\$ 166.26 + 1.55/SF over 32 SF,	\$ 194.00 + 1.50/SF over 32 SF	\$ 100.00+\$1.00/SF over 32	
		maximum \$247.86/sign + \$36.72*	+ \$37.00	SF, maximum \$150.00/sign	
23	SIGNS – TEMPORARY (One fee per new sign)	\$ 129.54 + \$36.72*	\$158.00 + \$37.00	\$ 75.00	
24	SIGNS - FACE CHANGE (One fee per property)	\$ 129.54 + \$36.72*	\$158.00 + \$37.00	\$ 75.00	
25	PARKING LOTS (New; Restriping, Landscape or Lighting Modifications)	\$ 166.26 + \$36.72*	\$200.00 + \$37.00	\$ 100.00	
26	LANDFILL or EXCAVATION (Land Use Only) (Symmes – Business Only)	\$2,403.12 + \$36.72*	\$2,730.00 + \$37.00	\$1,500.00	
27	GRAVEL MINING	\$1,607.52 + \$36.72*	\$1,890.00 + \$37.00	\$1,000.00	
28	COMMERCIAL ALT. FACADE OR NEW TENANT (Where parking analysis is required)	\$ 287.64 + \$36.72*	\$336.00 + \$37.00	\$ 175.00	
29	TENANT CHANGE / NEW TENANT (Where no parking analysis is required)	\$ 88.74 + \$36.72*	\$116.00 + \$37.00	\$ 50.00	
30	REVISION TO EXISTING NON-RESIDENTIAL ZONING CERTIFICATE	\$1/2 Original Fee	\$1/2 Original Fee	\$1/2 Original Fee	
		(Max Fee \$326.40)	(Max Fee \$320.00)	(Max Fee \$200.00)	
OTI	HER:	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)	\$ 104.04	\$ 121.00	\$ 60.00	
32	ZONING CERTIFICATION LETTER (Letter Certification of Zone District)	\$ 66.30	\$ 158.00	\$ 35.00	
33	ZONING CERTIFICATION INSPECTION (Inspect & Certification of Zoning Issues)	\$ 300.90 + Hrly. Insp. Rate	\$ 305.00 + Hrly. Insp. Rate	\$ 257.00 + Hrly. Insp Rate	
34	*FINAL INSPECTION FEE – One fee per property + additional for failed/missed inspections as necessary	\$ 36.72	\$ 37.00	NA NA	
35	A 5% technology fee will be added to all fees effective 1/17/17	5% of Total Fee	5% of Total Fee	5% of Total Fee	

 $\textbf{REMINDER}: \ \ \textbf{A Site Plan or Plot Plan should include some or all of the following information:} \ \ \boldsymbol{\downarrow}$

- **PROJECT INFORMATION**: Project Name; Owner Name; Builder Name; Plans Prepared by.
- <u>SURVEYOR'S SEAL</u>: For New Residential & Non-Residential Buildings; Non-Residential Additions; New Signage.
- ARCHITECT OR ENGINEER'S SEAL: As Required by Hamilton County Department of Building.
- <u>IDENTIFY</u>: Property Lines; Street Name(s); Existing & Proposed Structures including attached decks, cantilevers, accessory structures, fences, pavement, driveways, walks, easements, grades, other.
- NORTH ARROW: (Typically with North at the top of the plan)
- <u>DIMENSIONS</u>: of property lines; site size; setbacks from structure to all property lines; parking layout dimension details. Legibly drawn to Scale is preferred.
- <u>LAND USE</u>: Existing & Proposed Uses.
- PARKING SPACE: Required Parking Space Calculation + Space & Aisle Dimensions.
- $\underline{\textbf{ALSO}}{:} \ \ \textbf{Landscaping; Lighting; Impervious Surface Ratio Calculations}.$