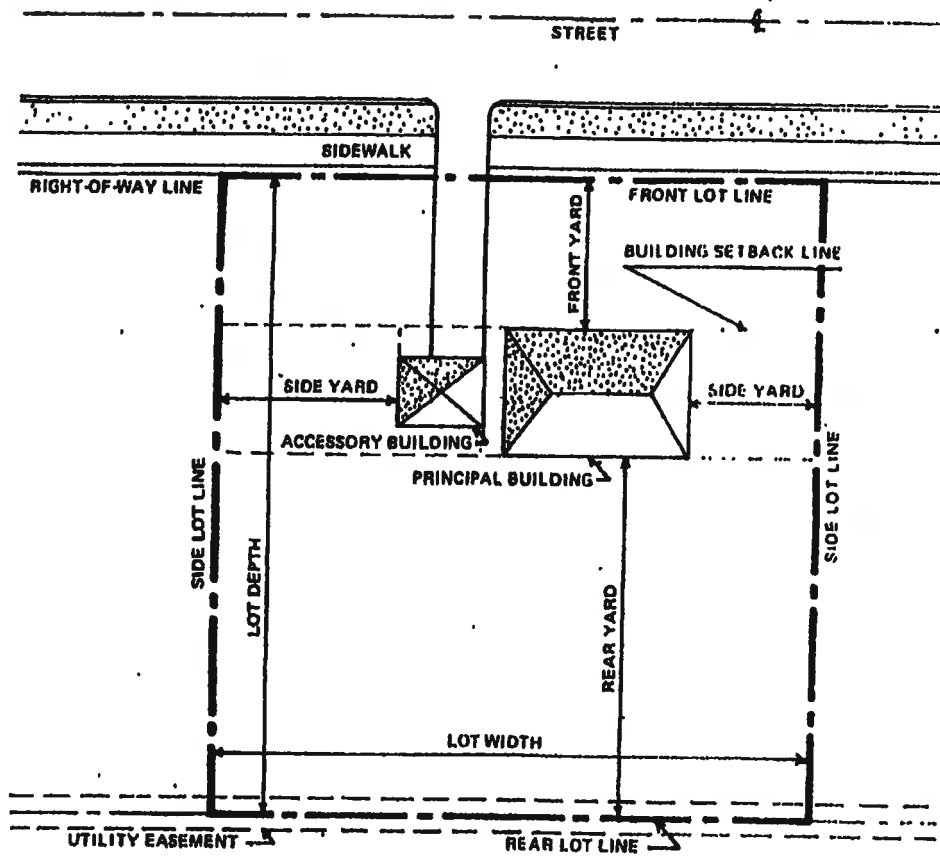

Brighton Township, Lorain County, Ohio

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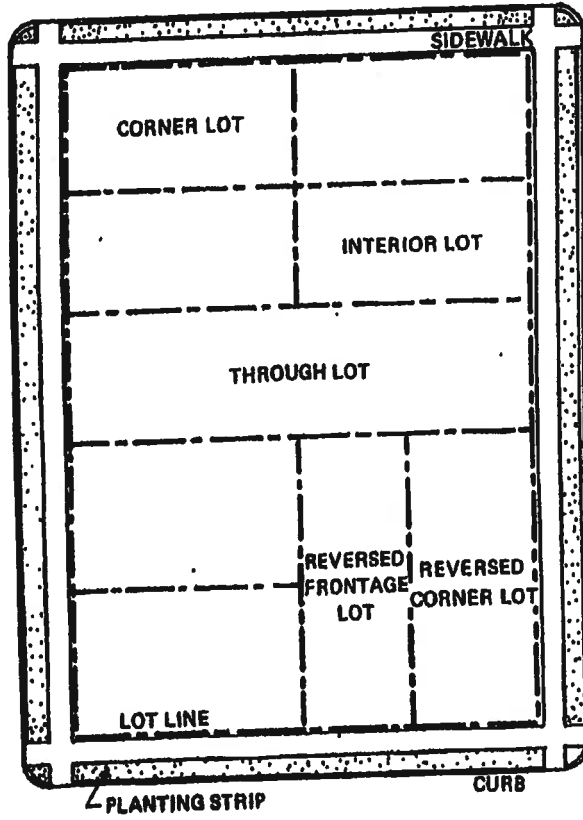


LOT AREA- TOTAL HORIZONTAL AREA

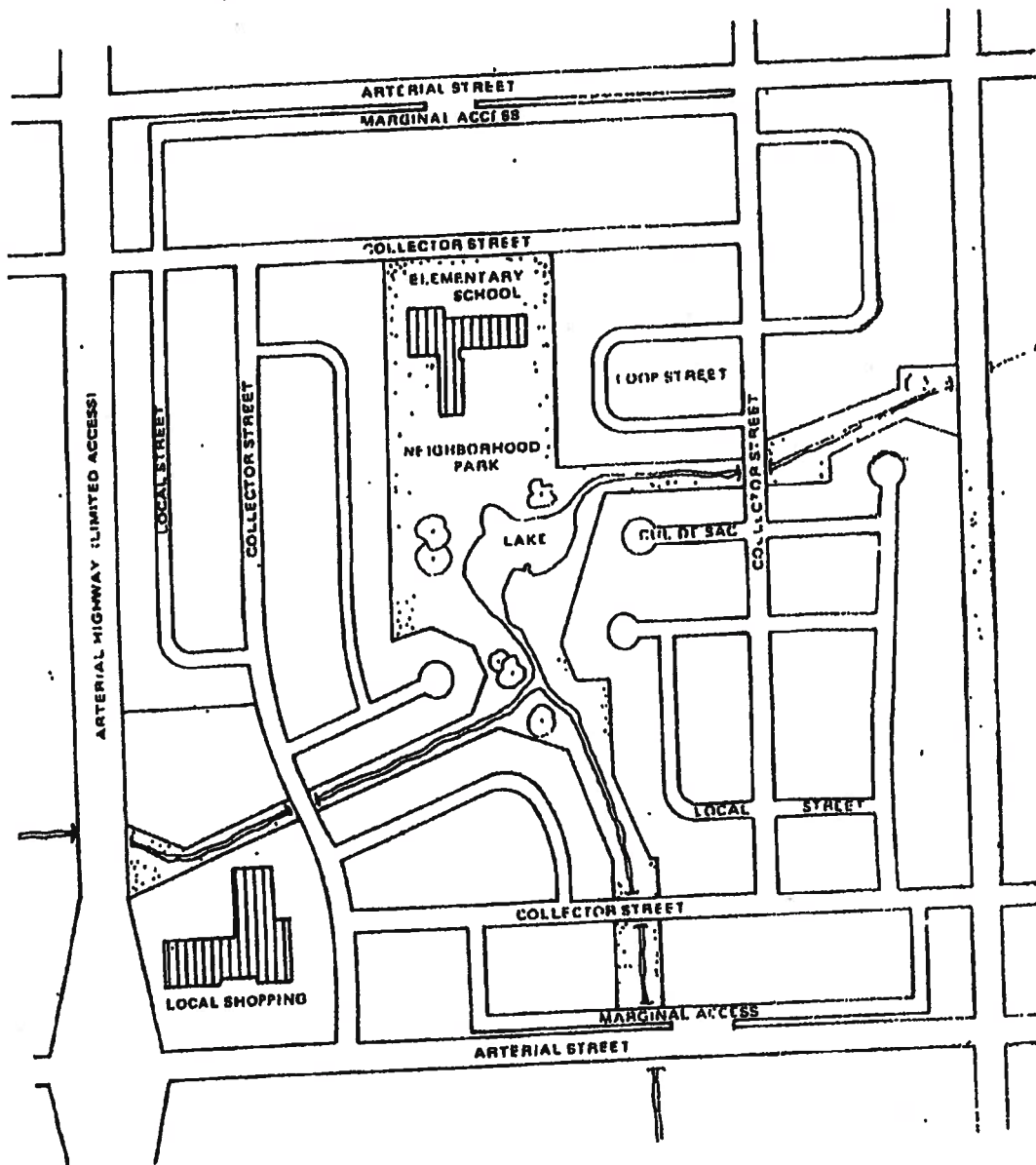
**LOT COVERAGE- PER CENT OF LOT OCCUPIED
BY BUILDING**

LOT TERMS

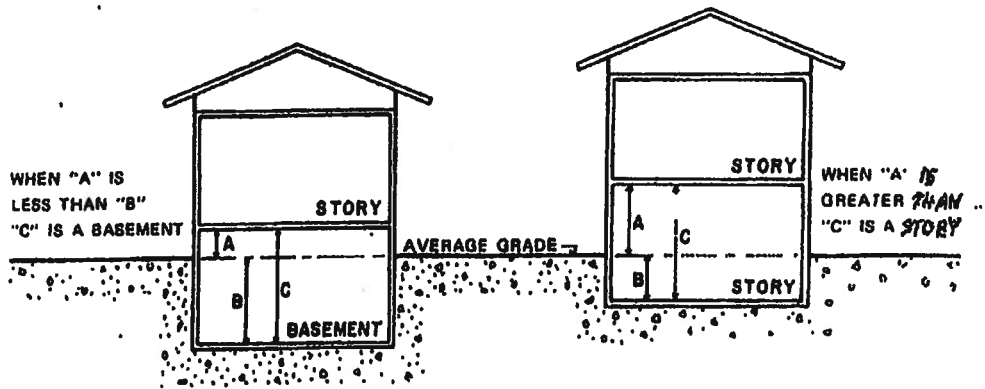
STREET



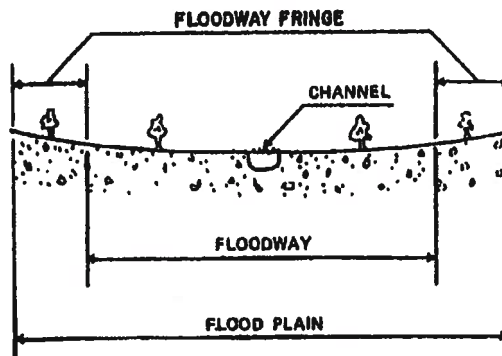
TYPES OF LOTS



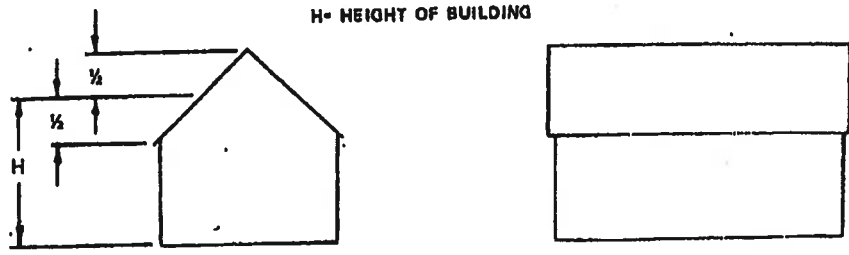
CLASSIFICATION OF THE THOROUGHFARE SYSTEM



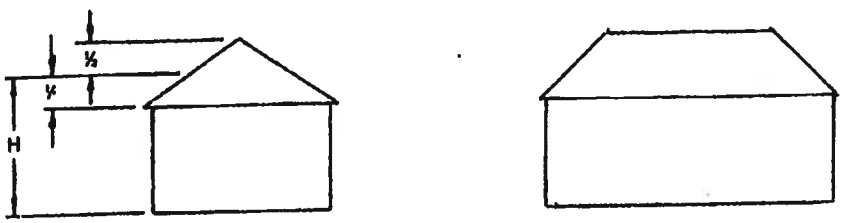
BASEMENT & STORY



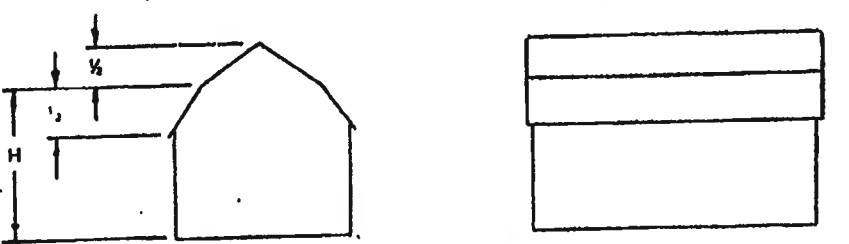
FLOOD PLAIN TERMS



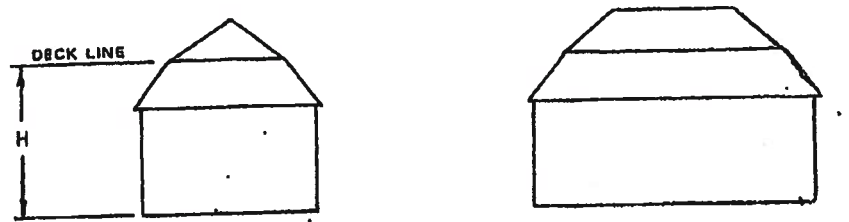
END VIEW GABLE ROOF SIDE VIEW



END VIEW HIP ROOF SIDE VIEW

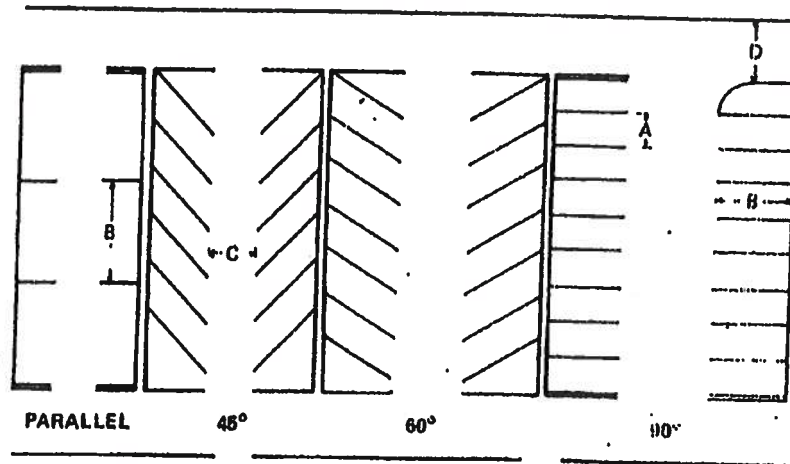


END VIEW GAMBREL ROOF SIDE VIEW



END VIEW MANSARD ROOF SIDE VIEW

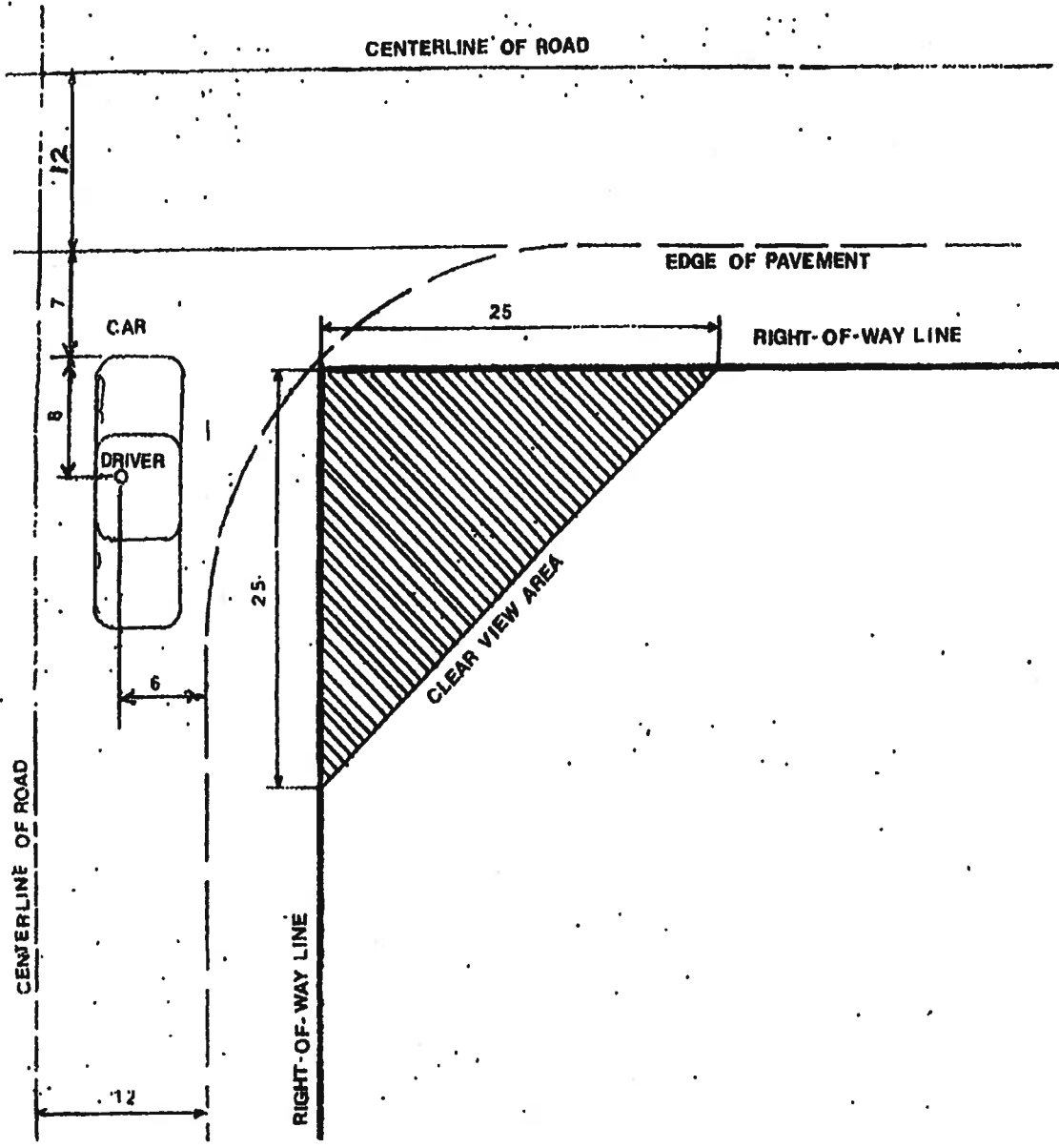
ROOF TYPES AND BUILDING HEIGHT



OFFSTREET PARKING

OFF-STREET PARKING DIMENSIONAL TABLE

	45°	60°	90°	Parallel
A Width of Parking Space	12'	10'	9'	9'
B Length of Parking Space	10'	19'	18'	23'
C Width of Driveway Aisle	13'	17'6"	26'	12'
D Width of Access Driveway	14'	14'	14'	14'



CLEAR VIEW OF INTERSECTING STREETS

APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS

_____, Ohio

Application No. _____

Name of Applicant _____

Mailing Address _____

Phone Number Home _____ Business _____

1. Locational Description: Subdivision Name _____
 Section _____ Township _____ Range _____
 Other Designation _____ Block _____ Lot No. _____

(If not in a platted subdivision attach a legal description)

2. Nature of Variance: Describe generally the nature of the variance _____

In addition, plans in triplicate and drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments on a separate sheet)
- a. special conditions exist peculiar to the land or building in question
 - b. that a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners
 - c. that the special conditions do not result from previous actions of the applicant
 - d. that the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

I certify that the information contained in this application and its supplements is true and correct.

Date _____

Applicant

Fee Paid \$ _____

Decision of Board of Zoning Appeals: Approved _____ Denied _____

If approved the following conditions and safeguards were prescribed:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

If Denied, reason for denial _____

Date _____ Board of Zoning Appeals

_____ Chairman

Note: One (1) copy to be filed with the Zoning Inspector and two (2) with the Board of Zoning Appeals.

PART 2: TOWNSHIP BOARD OF ZONING APPEALS
(Revised Code Section 519.14)

1. Use Variances – “unnecessary hardship” standard. A variance from the provisions or requirements of this Resolution shall not be authorized by the Zoning Board of Appeals unless it finds that all the following facts and conditions exist:

- A. That unnecessary hardships would result from the literal enforcement of the provisions of this Zoning Resolution. Alleged hardships, such as theoretical loss or limited possibilities of economic advantage, shall not be considered a sufficient hardship for the granting of a variance. It must be demonstrated that peculiar and special hardships exist which apply only to the property in question and are separate and distinct from the general conditions pertaining through the district.

Considered: _____ (Please check)

Comments:

- B. That there are unique physical circumstances or conditions, applying to the property in question such as irregularity, narrowness or shallowness of lot size or shape, exceptional topographical or other physical conditions.

Considered: _____ (Please check)

Comments:

C. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this Zoning Resolution and that authorization of a variance is, therefore, necessary to enable the reasonable use of the property.

Considered: _____ (Please check)

Comments:

D. That said variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity and that the granting of such variance will not be injurious to persons working or residing in the neighborhood.

Considered: _____ (Please check)

Comments:

E. That the granting of such variance will not be contrary to the public interest (health, safety) of the intent and purpose of this Resolution and other adopted plans.

Considered: _____ (Please check)

Comments:

F. That said variance will not permit the establishment within a district, of any use other than those permitted by right within that district, or any use for which a conditional permit is required.

Considered: _____ (Please check)

Comments:

G. That said variance may not be constructed to mean a change of use but shall mean only a variation or modification from the strict provisions of this Resolution.

Considered: _____ (Please check)

Comments:

H. That said variance, if granted, is the minimum modification that will make possible the reasonable use of the land, building or structure.

Considered: _____ (Please check)

Comments:

I. That in no instance shall a variance be considered for the following reasons:

- Presence of nonconformities in the zoning district;
- Previous variances granted in the zoning district;
- Uses in adjoining districts;
- The applicant's belief that the intended use would be permitted upon his/her purchase of the land;
- The character standing of the applicant; or
- Hardship being demonstrated beyond the context of zoning; e.g. economic.

Considered: _____ (Please check)

Comments: _____

2. Area Variance – “practical difficulties” test. The factors to be considered and weighted in determining whether a property owner seeking an area variance has encountered practical

difficulties in the use of his/her property include, but are not limited to:

- A. Whether the property in questions will yield a reasonable return or whether there can be any beneficial use of the property , without the variance.

Considered: _____ (Please check)

Comments: _____

- B. Whether the variance is substantial.

Considered: _____ (Please check)

Comments: _____

- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Considered: _____ (Please check)

Comments: _____

D. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage.).

Considered: _____ (Please check)

Comments: _____

E. Whether the property owner purchased the property with the knowledge of the zoning restriction.

Considered: _____ (Please check)

Comments: _____

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Considered: _____ (Please check)

Comments: _____

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Considered: _____ (Please check)

Comments: _____

APPLICATION FOR ZONING CERTIFICATE

Application No. _____

BRIGHTON TOWNSHIP -- LORAIN COUNTY -- OHIO

The undersigned hereby applies for a Zoning Certificate for the following use, to be issued on the basis of the representations contained herein, all of which applicant says are true.

1. Location of property _____

2. Name of Property Owner _____

Address: _____

3. Occupant of property _____

4. Proposed Use:

_____ New Construction

_____ Business

_____ Remodeling

_____ Manufacturing

_____ Accessory Building

_____ Sign - Size _____

_____ Residence _____ No. of Families

_____ Other - explain on add'l. sheet

5. Fill in dimensions for proposed construction or use for which application is made:

a) Main road frontage _____ ft.

d) Lot depth from right-of-way _____ ft

b) Set-back from road right-of-way _____ ft.

e) Dimensions of building:

c) Side yard clearance

Width _____ ft. Depth _____ ft.

_____ side _____ ft

f) Highest point of building above established grade _____ ft.

_____ side _____ ft.

g) Rear yard clearance _____ ft.

6. Building Use: _____ No. of stories: _____ Basement _____

1st Floor _____ sq. ft. 2nd Floor _____ sq. ft. Off-street Parking: _____ sq. ft.

7. PARCEL NUMBER: _____ COST: _____

SIGNATURE OF APPLICANT _____ Date: _____

Based on the statements made a part hereof, the proposed usage is found to be in accordance with the Brighton Township Zoning Resolution and is hereby APPROVED this _____ day of _____ 20____.

Signature of Zoning Inspector _____ Fee Paid: \$ _____

If REJECTED, reason for refusal _____

Signature of Zoning Inspector _____ Date Rejected _____

BRIGHTON TOWNSHIP
DRIVEWAY PERMIT APPLICATION

OWNER'S NAME (printed) _____
ADDRESS _____
TELEPHONE _____

I (property owner) hereby request Brighton Township to install a driveway with the right-of-way on _____ Road in Brighton Township along N _____ S _____ E _____ W _____ side of the road _____ miles (feet) N _____ S _____ E _____ W _____ of the _____ intersection. (Two' (2) stakes have been driven into the ground at the proposed location).

Type of Proposed Driveway: Residential _____ Field _____ Other _____

I agree to maintain the driveway and approach according to Brighton Township Zoning Standards.

OWNER'S SIGNATURE _____ DATE _____



Completed application, and fee of \$400.00 to be submitted to Norman Harp, Zoning Inspector, 51625 State Rt. 18, Wellington, OH 44090. Check to be made payable to Brighton Township. Entire fee must be paid in full before construction will begin.

THIS AREA TO BE COMPLETED BY BRIGHTON TWP, ZONING INSPECTOR

Date permit and fee (\$400.00) received _____

Permission is hereby granted to install a driveway and approach at above address using a _____ inch pipe (minimum 12" dia.) x _____ feet long (minimum 24 feet) within the right-of-way of _____ Road. Said driveway shall be constructed according to Brighton Township Zoning Standards and the Standard Drawing, SK-1, Dated 9-28-92, Lorain County Engineer

SIGNATURE _____ DATE _____
Brighton Township Zoning Inspector

(Forward to Brighton Township Road Superintendent for Installation)

INSTALLATION REPORT

Date Site Inspected _____ Date Pipe Installed _____ Pipe Size _____

Comments: _____

INSTALLER'S SIGNATURE _____ Date _____

** (Permit to be kept on file at office of Road Superintendent)

DRIVEWAY PERMIT APPLICATION

Section 5543.16 of the Ohio Revised Code: Construction and Repair of Approaches and Driveways Cost. The owners of land shall construct and keep in repair all approaches and driveways from the public roads under the direction of the County Engineer.

OWNER'S NAME _____

ADDRESS _____

CITY/ZIP _____ TELEPHONE _____

Proposed driveways to be located and constructed within the Right-of-Way of _____

Road in _____ Township along N S E W side of the road _____ miles (feet)

N S E W of the _____ intersection. Type of proposed driveway:

Residential _____ Field _____ Other _____

Said _____ shall at all times protect and save harmless Lorain County from any and all claims arising in any manner from the construction and maintenance of said driveways and approach.

SIGNATURE _____ DATE _____

THIS AREA TO BE FILLED OUT BY THE ENGINEER'S OFFICE

That permission be and the same is hereby granted said _____

his successors and assigns to construct a driveway and approach using a _____ pipe x

_____ long within the Right-of-Way of _____ Road.

Said driveway shall be constructed and maintained according to Lorain County Engineer's Standard Drawing No. SK-1, Dated Rev. September 28, 1992 shall be considered as part of this permit.

SIGNATURE _____ DATE _____

(LORAIN COUNTY ENGINEER)

INSPECTOR'S REPORT:

DATE SITE INSPECTED: _____ DATE PIPE INSTALLED: _____

COMMENTS: _____

INSPECTOR: _____ DATE _____

* Minimum Diameter: 12 inches, may be larger; Minimum Length: 24 feet (Reinforced Concrete or Corrugated Metal Pipe or Smooth wall Corr Plastico AASHIO M294 with approval from inspector).

** Owner to place two (2) stakes at proposal driveway location before mailing permit.

*** Following the purchase of pipe by the owner, please contact the Lorain County Garage at 326-5880 to schedule the installation of the pipe.

**** This permit valid for one (1) year from the date of approval.

Elyria 329-5586
Lorain 244-6261
ext. 5586

LORAIN COUNTY ENGINEER
247 Hadaway Street
Elyria, Ohio 44035

Oberlin 775-1351
Wellington 647-2351

DITCH ENCLOSURE PERMIT APPLICATION

Section 5543.16 of the Ohio Revised Code: Construction and Repair of Approaches and Driveways Cost. The owners of land shall construct and keep in repair all approaches or driveways from the public roads, under the direction of the County Engineer.

OWNERS NAME _____

ADDRESS _____

CITY/ZIP _____ TELEPHONE _____

Proposed Ditch enclosure to be located and constructed within the Right-of-Way of _____

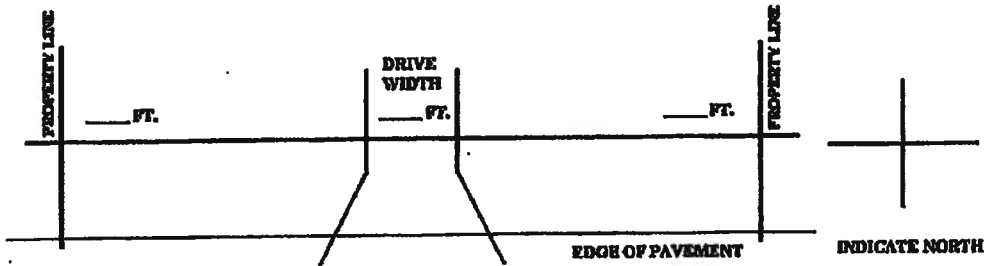
Road in _____ Township along N_S_E_W side of the road _____ miles (feet)

N_S_E_W of the _____ intersection.

Length of proposed ditch enclosure: _____

Said owner _____ shall at all times protect and save harmless Lorain County from any and all claims arising in any manner from the construction and maintenance of said ditch enclosure. Owner shall be responsible for locating and marking all pipe and tiles entering roadside ditch with wooden stakes.

SIGNATURE _____ DATE _____



Show in sketch where proposed ditch enclosure will be located in relation to property lines, right-of-way and driveway. Show all inlets, fittings, etc.

LIST OF MATERIAL

Fill out all but the list of material

- Following the purchase of pipe by owner, please contact the Lorain County Garage at 326 -5880 when the pipe is delivered to schedule the installation of the pipe. The County will furnish pipe cover as available. Final grading, top soil, mulch, and seeding to be done by property owner.
- Minimum diameter of pipe: 12 inch (may be larger)
- The pipe is to be purchased by owner only upon receipt of signed permit from the Lorain County Engineer's Office.

September 9, 1999

POLICY

If a property owner desires to install a concrete drive and we request that they hold the concrete back 4 – 5 feet from the edge of pavement, this office will asphalt the remainder of the apron. This is the only situation where we will asphalt driveway aprons.



Kenneth P. Carney
LORAIN COUNTY ENGINEER

1. MR 505
App No _____

State of Ohio
Department of Transportation
Permit Application
See Reverse side for additional requirements

Office Use Only	
County/ Jurisdiction	_____
Rte	LogPt _____
AccCat	_____

[1] This form must be completed by the property owner or agents working for a utility company (if applicable). Application by contractor is unacceptable.

Name _____
Address _____ City _____ State _____
Zip _____ Phone () _____ Other (Fax, E-mail) _____

[2] Type of Permit requested: _____ Commercial (See other side) _____ Residential _____ Field _____ Utility _____ Drainage
_____ Beautification (See other side) _____ Spraying, trimming, tree removal _____ Other _____

[3] Briefly describe work to be performed. (Attach plans and see Instructions.)

Traffic Plan _____

[4] Location where work is to be performed. Give sufficient detail to locate the site accurately, such as the distance in miles or feet from a mile post or from some geographical feature such as an intersecting highway.

In _____ County (along, across) State Route _____, _____ miles or _____ feet
North _____ East _____ West _____ South _____ of _____ on the North _____ East _____ West _____ South _____ side of the road.
Work to commence on _____ and will require _____ days to complete

[5] Does the property owner own or have any interests in any adjacent property? _____ Yes _____ No
If yes, please describe. _____

[6] Prior to any excavation in the highway right-of-way, the Ohio Utilities Protection Service (OUPS) must be contacted in accordance with ORC Section 3781.25 to 3781.32. OUPS can be reached at 1-800-362-2764. A call must be made to OGPUPS at 1-800-925-0988.

[7] Open cutting of pavement shall not be permitted unless no reasonable alternate method is available. Written approval of the Ohio Department of Transportation District Office must be obtained.

[8] All work requiring men or vehicles within ODOT right of way shall comply with all applicable requirements of the Ohio Manual of Traffic Control Devices and Item 614 (Maintaining Traffic) of the Construction and Material Specifications, latest editions. Failure to comply with these requirements will be cause for immediate revocation or suspension of the permit until the proper traffic control devices have been provided.

[9] I have received a copy of the policies and regulations pertaining to the permit for which I have applied. If a permit is subsequently issued to me by the Ohio Department of Transportation, I understand that the permit will state the terms and conditions for its use, and I agree to comply with all conditions and regulations stipulated on or attached to the permit. I also understand and agree that failure to comply fully with all conditions and regulations of the permit or any change in the use of the permit inconsistent with its terms and conditions will be considered a violation and cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Department action, up to an including removal of the installation at the permittee's expense.

SIGN and
PRINT here

→ _____
Signature of Property Owner or Agent for Owner
Date _____ Day time Phone _____

Office use only	
Date Received	_____
By	_____
Date Accepted	_____
By	_____

Additional Requirements

1. All requests for vehicular access connections (commercial and residential driveways and field drives) are subject to the requirements and provisions of the State Highway Access Management Manual. You will find this form at <http://www.dot.state.oh.us/planning/Corridor/AccessMgmt/Manual> on the web.

2. Check with the issuing authority to determine which of the following documents and information are required and the number of copies needed to complete the review of your application. Plans should usually not be larger than 24"x 36."

- (A) Map or plat showing property location, property lines, amount of frontage on state highway and on other abutting public roads, if any;
- (B) Any existing access or easements of access on the property;
- (C) Highway and driveway plan profile;
- (D) Location of proposed access with respect to property lines and to the highway; NOTE: The proposed access location should also be physically marked on the property by a stake or other clearly visible means.

- (E) Design and type of construction of the proposed access;
- (F) Drainage plans showing drive culvert/pipe and impacts to the highway right of way;
- (G) Subdivision, zoning, or development plan, if applicable;
- (H) Maps and letters detailing utility locations before and after development in and along the right of way;
- (I) Signing and striping plans;
- (J) Traffic data and traffic control plan;
- (K) Proof of liability insurance;
- (L) Performance Bond, if required

Commercial Development

3. If you are requesting a permit for Commercial Development, complete the following. Applicants seeking permits for development generating high traffic volumes (over 100 trip ends in the peak hour) are advised to request a preliminary meeting with appropriate ODOT and/or local officials prior to submitting a formal application for access.

(3a) If the proposed access will serve residential development, what type (single family, apartment, townhouse) and number of units are in the proposed development?

Type of Units		Number of Units	
Type of Units		Number of Units	

(3b) If the proposed access will serve business commercial or industrial development, what types and number of businesses are in the proposed development and what is floor area square footage of each?

Type of Business		Square Footage	
Type of Business		Square Footage	

(3c) Number of vehicles using the access. Indicate if estimates are ___ Peak hour = ___ or ___ Average daily volumes = ___.

Number of Passenger Cars:	Number of Multi Units:	Total All Vehicles:
---------------------------	------------------------	---------------------

(3d) Consulting Firm: _____ Name of Contractor: _____
 Contact Name: _____ Contact Name: _____
 Phone Number: _____ Phone Number: _____

Beautification Permit

4. If you are applying for Beautification Permit, complete the following. Please submit proof of insurance.

Insurer's Name _____ Address _____ Phone () _____
 Number of adults (over 18) _____ under 18 _____ Total people _____

State of Ohio
Department of Transportation
RIGHT-OF-WAY USER PERMITS
Instructions

PLEASE READ:

- 1) A valid permit to use or occupy the highway right-of-way must be obtained before any construction takes place within the right of way. No work will be initiated on or off State right-of-way at any commercial site until the site plans have been approved by the Department of Transportation.
- 2) Application for permits can be made in person or sent by mail to the local Department of Transportation District office in care of the District Deputy Director (ATTN: Permit Department). Signatures by contractor are not acceptable and will be returned.
- 3) Applications for public roads, commercial accesses, or residential driveway approaches shall only bear the signature of the property owner, the company owner, or the corporate official responsible for construction and maintenance of the installation placed in the highway right-of-way.
- 4) Permits cannot be issued to developers, contractors, property owners, etc. for any utility service installation, ie; sewer taps, water taps service drops, etc. Applications for these installations must be submitted by the local governing utility company that services the requested area.
- 5) Commercial developments are required to submit the following as a minimum: 4 copies of detailed plans showing all proposed construction, possible effect of traffic movement and trip generation in and out of the proposed site, and drainage calculation based on a 10-year retention. Additionally a separate site plan showing all accesses on both sides of the highway within 1000 feet of the proposed access is required.

The following information should also be included with your application.

- A) Location of the proposed work should be indicated in feet at a distance north, south, east, west, from the nearest intersection indicating which side of the road you will occupy. A plat map must be attached to the application.
 - B) Staking is required for all residential property, showing the exact location of the proposed access, as well as the property lines.
 - C) Total width of through pavements, and if a divided highway, the width of median and location of existing median crossovers.
 - D) Record the width of the pavement and from the edge of a pavement and to the edge of the right-of-way line, keeping in mind the edge of the right-of-way is usually the utility line. If there is no utility line present, the rule of thumb for the edge of right-of-way is for the most part 31' from the center line of the road.
 - E) The proposed width of the new access including the width and radii of any existing access. The distance between the proposed access and any other access points in either direction. If you do not have 495' of space between any existing drives and the proposed drive you must do a variance request. This can be done by letter attached to the permit application. The request should give justification for why we should permit the variance from our standards.
 - F) Dimensions and type of construction of any proposed islands between approaches.
 - G) The location and dimensions of proposed buildings and parking area.
 - H) The location and description of any existing and all proposed drainage structures within the highway right-of-way.
 - I) The location and type of all landscape items.
- 6) You must contact the County Manager or his associate 24 hours in advance of starting any work.
 - 7) A copy of the permit and approved plan(s) must be in on site at all times while work is being performed within the State's right-of-way.
 - 8) You may be required to submit additional documentation as listed on the reverse side of the M&R 505. Check with the issuing authority for these details.

RW-1
Revised 6/95
(supplement to M&R 505 Revised 6/95)
Rev 2/16/99

**General Provisions Applicable to All Permits
(Sections 5515.01 and 5515.02 of O.R.C.)**

- [1] This permit is not a substitute for satisfying the rights of any other party who may have an interest in the underlying fee.
- [2] The granting of this permit does not convey to the permittee or to the property served any rights, title, or interest in state highway rights-of-way or in the design or operation of the state highway; or in any way abridge the right of the Director of Transportation in his jurisdiction over state highways. If, in the future, it is necessary for improved safety and operation of the state highway or for the benefit of the traveling public, the Director of Transportation may reconstruct, relocate, modify, repair, or remove any permitted connection or any features or fixtures thereof; or redesign the state highway including installing any auxiliary lanes and/or modifying any allowable turning movements. Such changes in the state highway design or operation, necessary for improved safety and operation or for the benefit of the traveling public, shall not require a permit modification since the permit confers no private rights to the permittee over the control of the state highway.
- [3] The District Deputy Director acts for and on behalf of the Director in issuing and carrying out the provisions of all permits. The District Deputy Director has full authority to ensure that all provisions of the permit are met and to reject any materials, design, and workmanship that do not meet applicable Department standards. The District Deputy Director, at his/her discretion, may require a performance bond or certified check as a prerequisite to the issuance of a permit.
- [4] Failure on the part of the permittee to comply fully with the provisions and conditions of the permit will be cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Departmental action. By accepting the permit, the permittee agrees to comply with all conditions, terms, and restrictions printed or written on or attached to the permit. If the permittee performs any work contrary to the conditions of the permit or to the instructions of the District Deputy Director and, after due notice, fails to correct the problem, the Department of Transportation may, with or without notice, correct such work and the permittee shall reimburse the Department for the costs.
- [5] The permittee shall hold harmless the Department of Transportation, the State of Ohio, and all of its representatives from all suits, actions, or claims of any character, brought on account of any injuries or damages sustained by any person or property in consequences of any neglect or on account of any act or omission as a result of the issuance of the permit.
- [6] All work authorized under the permit shall be performed to the Department's satisfaction, and the entire expense shall be borne by the permittee. No work shall be performed until the permittee has contacted the Department's appointed representative named on the permit and received instructions. The Department's representative may inspect all work covered by the permit, or the Department reserves the right, during the time any or all of the work is being performed, to appoint an inspector over the work who shall represent the interest of the State on the work and any compensation arranged for shall be paid wholly by the permit holder. Work not in compliance shall be halted and the District Deputy Director shall be notified of the cause. The permittee shall be notified of the Department's action and its causes, and given an opportunity to correct the problem.
- [7] Failure to complete all work within the time specified on the permit shall void the permit, thereby making the permit illegal and subject to appropriate Departmental action. The permittee may request an extension in writing from the District Office, explaining why the extension is necessary and when the work is expected to be completed.
- [8] All work infringing on the pavement or shoulders shall comply with applicable standards and requirements regarding traffic control devices. Failure to comply will be cause for revocation or suspension of the permit. Any closure of lanes or shoulders shall be described in terms of location, duration, time of day, etc. Such work shall not begin until all traffic control devices are in place.
- [9] If any grading, sidewalk, or other work allowed by a permit interferes with the drainage of the highway in any way, such catch basins and outlets as necessary shall be constructed to take proper care of said drainage.
- [10] Upon completion of the work, the permittee shall leave the highway clean of all rubbish, excess materials, temporary structures and equipment, and all parts of the highway shall be left in a condition acceptable to the Department. Upon satisfactory completion of the work authorized by the permit, the Department's appointed representative shall complete the Permit Inspection Certificate, Form No. MR 678 certifying that the permittee has complied with the terms of the permit.
- [11] Except as herein authorized, no excavation shall be made or obstacle placed within the limits of the highway so as to interfere with the travel over the road.
- [12] All pole lines are to be built in accordance with Rule 4901:3-1-08 of Ohio Administrative Code promulgated and enforced by the Public Utilities Commission of Ohio.
- [13] The permittee shall comply with the Air Pollution requirements of Rule 3745-17-08 of the Ohio Administrative Code promulgated and enforced by the Ohio Environmental Protection Agency.

III. CONDITIONAL USE PERMITS:

Conditional uses are uses specified in the zoning code that are permitted by ordinance but require prior administrative approval. The standards for granting a conditional use are set forth in Section 802.19 of the zoning code and are summarized as follows:

- A. Will the proposed conditional use be harmonious with the objective of the zoning plan?

Considered: _____

Comments:

- B. Will the proposed conditional use be constructed, operated and maintained in a manner that is consistent with the appearance of the existing or intended character of the vicinity in which it is to be located?

Considered: _____

Comments:

C. Will the proposed conditional use present any safety hazard to the existing neighborhood?

Considered: _____

Comments:

D. Will the proposed conditional use be adequately served by Village utilities and sanitary facilities?

Considered: _____

Comments:

E. Will the proposed conditional use require the installation of additional facilities at the public expense or will it otherwise have a detrimental impact upon the economic welfare of the community?

Considered: _____

Comments:

F. Will the proposed conditional use result in conditions that would be detrimental to persons or property in the general area?

Considered: _____

Comments:

G. Will the proposed conditional use result in a traffic flow that interferes with traffic on surrounding streets or roads?

Considered: _____

Comments:

H. Will the proposed conditional use involve the destruction, loss or damage to natural, scenic or historical features?

Considered: _____

Comments:

Brighton Township, Lorain County, Ohio

Certificate of Compliance

For Use or Occupancy for Building/Land, Both, or In-Part

General Inspection and/or Zoning Permit Inspection For:

Said zoning inspection or permit has been followed-up upon, inspected, and/or verified during final phases or completion of work or construction for compliance to the original permit specifications and plans from application(s) submitted with applicable fees, and found to be acceptable and in compliance with any required conditions and existing Brighton Township Zoning Resolutions.

(Zoning Inspector)

(Date)

FORM 1: To be used by Zoning Commission when a proposed amendment rezones ten or fewer parcels of land. It is to be published in one or more newspapers of general circulation at least ten days before the hearing. The notice below contains the information which must be included in the published notice. The Zoning Commission may add any other information which it desires. Additionally, the notice must be sent by first class mail at least ten days before the hearing to all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned to the addresses as appearing on the County Auditor's current tax list.

NOTICE OF PUBLIC HEARING ON PROPOSED ZONING CHANGE

The Zoning Commission of _____ Township will hold a public hearing on a proposed amendment to the _____ Township Zoning Resolution which was initiated by [*motion of the Zoning Commission, resolution of the Board of Trustees, or application of property owners*]. The hearing will be held at _____, on _____, 2006 at _____ p.m. The [*motion, resolution or application*] to amend the Zoning Resolution will be available for examination for a period of ten days from _____, 2006 to _____, 2006 between the hours of _____ at _____.

Following is a list of all properties to be rezoned or redistricted by the proposed amendment and the names of owners of these properties, as they appear on the County Auditor's current tax list: [*insert list*]

The present zoning classification of the properties named in the proposed amendment is [*state classification*]. The proposed zoning classification is [*state classification*]. After conclusion of the hearing, the matter will be submitted to the Board of Trustees for further action.

Name of person giving notice

FORM 2: To be used by Zoning Commission when a proposed amendment alters the text of the zoning resolution, or rezones more than ten parcels of land. It is to be published in one or more newspapers of general circulation at least ten days before the hearing. The notice below contains the information which must be included in the published notice. The Zoning Commission may add any other information which it desires.

NOTICE OF PUBLIC HEARING ON PROPOSED ZONING CHANGE

The Zoning Commission of _____ Township will hold a public hearing on a proposed amendment to the _____ Township Zoning Resolution which was initiated by [*motion of the Zoning Commission, resolution of the Board of Trustees, or application of property owners*]. The hearing will be held at _____, on _____, 2006 at _____ p.m. The text and maps of the proposed amendment will be available for examination for a period of ten days from _____, 2006 to _____, 2006 between the hours of _____ at _____. After conclusion of the hearing, the matter will be submitted to the Board of Trustees for further action.

Name of person giving notice

FORM 3: To be used by Board of Trustees when a proposed amendment rezones ten or fewer parcels of land. It is to be published in one or more newspapers of general circulation at least ten days before the hearing. The notice below contains the information which must be included in the published notice. The Board of Trustees may add any other information which it desires. Additionally, the notice must be sent by first class mail at least ten days before the hearing to all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned to the addresses as appearing on the County Auditor's current tax list.

NOTICE OF PUBLIC HEARING ON PROPOSED ZONING CHANGE

The Board of Trustees of _____ Township will hold a public hearing on a proposed amendment to the _____ Township Zoning Resolution which was initiated by [*motion of the Zoning Commission, resolution of the Board of Trustees, or application of property owners*]. The hearing will be held at _____, on _____, 2006 at _____ p.m. The [*motion, resolution or application*] to amend the Zoning Resolution will be available for examination for a period of ten days from _____, 2006 to _____, 2006 between the hours of _____ at _____.

Following is a list of all properties to be rezoned or redistricted by the proposed amendment and the names of owners of these properties, as they appear on the County Auditor's current tax list: [insert list]

The present zoning classification of the properties named in the proposed amendment is [*classification*]. The proposed zoning classification is [*state classification*].

Name of person giving notice

FORM 4: To be used by Board of Trustees when a proposed amendment alters the text of the zoning resolution, or rezones more than ten parcels of land. It is to be published in one or more newspapers of general circulation in the township at least ten days before the hearing. The notice below contains the information which must be included in the notice. The Trustees may add any other information which they desire.

NOTICE OF PUBLIC HEARING ON PROPOSED ZONING CHANGE

The Board of Trustees of _____ Township will hold a public hearing on a proposed amendment to the _____ Township Zoning Resolution which was initiated by [*motion of the Zoning Commission, resolution of the Board of Trustees, or application of property owners*]. The hearing will be held at _____, on _____, 2006 at _____ p.m. The text and maps of the proposed amendment will be available for examination for a period of ten days from _____ 2006 to _____, 2006 between the hours of _____ at _____.

Name of person giving notice

Date: _____

TO: _____

NOTICE OF INTENT
TO REMOVE, REPAIR, OR SECURE BUILDING/STRUCTURE
O.R.C. Section 505.86

A building/structure on property located at _____
_____ in _____ Township has been declared to be
insecure, unsafe or structurally defective by the _____
(Fire Official)

Pursuant to Ohio Revised Code Section 505.86, you are hereby notified of the intent of the Board of Trustees to remove, repair, or secure such building/structure if you fail to do so within thirty (30) days of this Notice. The Township Trustees will order the removal, repair, or securement of such building/structure and any expenses incurred by the Board in performing such task may be recovered in a civil action against you or may be entered upon the tax duplicate as a lien upon your property and then collected as other taxes.

Pursuant to Section 505.86, you are entitled to request a hearing before the Board of Trustees. A hearing may be requested by making a written request to the _____
Township Fiscal Officer,

(Name and Address)

This request must be made within thirty (30) days of the date of this Notice. If a hearing is requested, the Board of Trustees will set a date, place and time for the hearing within fifteen days of your request and send you notice of the hearing. Following the hearing, the Board of Trustees will either dismiss the matter or direct the removal, repair, or securement of the building/structure as described above. You may appeal any order within thirty days under Section 2506.01 of the Revised Code.

If you have not remedied the condition or otherwise appeared and demonstrated cause why the Township should not proceed, the Trustees will proceed with the course of action described above.

BOARD OF TRUSTEES OF _____ TOWNSHIP:

cc: Record Lienholders
Lorain County Prosecutor's Office

BRIGHTON TOWNSHIP ZONING VIOLATION NOTICE

Name _____ Date _____

Address _____ Telephone # _____

Violation # _____

You are hereby notified that you are in violation of Zoning Resolution Section No(s)
_____ of the Zoning Codes of Brighton Township.

DESCRIPTION OF VIOLATION:

You are ordered to stop immediately and to begin corrective action within 15 days of this notice. If such action is not forth coming, Brighton Township will begin legal proceeding consistent with the Ohio Revised Code.

Cathy McClafin, Zoning Inspector

CERTIFIED MAIL NO. _____

NOTES: _____

BRIGHTON TOWNSHIP

TO: _____

DATE: _____

ORDER

O.R.C. Section 505.87

Dear Sir/Madam:

The Board of Trustees of Brighton Township has determined that the accumulation of vegetation, garbage, refuse, and other debris upon your property located at _____ in the township constitutes a nuisance.

You are hereby ordered to remove said items immediately.

If you fail to comply with this Order within seven (7) days, the Brighton Township Trustees will provide for the removal of such items, and any expense incurred by the Township in the performance of such removal will be entered upon the tax duplicate as a lien upon your property, and shall be collected as other taxes.

BRIGHTON TOWNSHIP TRUSTEES

_____ Steve Urbansky

_____ Ken Ziegler

_____ Chris Stanfield

cc: Lorain County Prosecutor

Record Lienholder