

CONDITIONAL USE PERMIT APPLICATION

City of Cleveland Heights

It is necessary to obtain a permit before establishing or substantially altering a conditionally permitted land use in any zoning district in Cleveland Heights. Most conditional use permits are reviewed and acted upon by the **Planning Commission**. Planning Commission meetings are held on the second Wednesday of each month, with some adjustments for holidays, at 7:00 p.m., in City Council Chambers, on the second floor of City Hall. **Applications are due on the second Wednesday of the preceding month** (see page 5 for this year's dates).

Contact the Department of Planning and Development

Prospective applicants are strongly advised to consult with Planning Department staff before submitting an application. Staff members will explain the approval process and make applicants aware of the regulations that apply to their projects. Contact: 216-291-4878 or planning@clvhts.com. Most application forms are available at www.clevelandheights.com/forms.

Application process

The following materials should be included with all applications:

- (1) **Completed application form** (15 copies, p. 2);
- (2) **A detailed written description of the conditional use or project being proposed and how it will comply with the Standards** (15 copies, Standards on page 4);
- (3) **Scale drawings in an 8-1/2-by-11 or 11-by-17 format, or, if necessary to maintain legibility, a larger format** (15 copies);
- (4) **Proof of control of the property by ownership, option, or lease** (1 copy);
- (5) **Consent to Access Property** (1 copy); and
- (6) **Application fee** (checks should be made payable to the City of Cleveland Heights).

- Conditional Use Permit (single-, two- and three-family residential) \$ 80.00
- Conditional Use Permit (multi-family residential, commercial, office, etc.) \$150.00
- Development Plan Review (Chapter 1147 and 1155) \$300.00

The application may be dropped off at our office on the first floor of City Hall or mailed to: City of Cleveland Heights, Department of Planning and Development, attn.: Planning Commission, 40 Severance Circle, Cleveland Heights, OH 44118.

Public hearing and Planning Commission review

At the Planning Commission meeting, members of the staff and the applicant will make presentations regarding the proposed conditional use. Neighbors, who will be notified in advance of the hearing by mail, and other interested parties will have the opportunity to comment during the public hearing portion of the Planning Commission's meeting. The Planning Commission may grant or deny the request for a conditional use permit, or it may postpone making a decision to consider or seek additional information. It is the Planning Commission's responsibility to make decisions based on the facts presented, within the framework set by the Zoning Code.

Other approvals

The granting of a conditional use permit does not imply approval of specific plans by the Building Department, Architectural Board of Review, or other City entities. Questions about building permits and regulations may be addressed to the Building Department at 216-291-4900.

CONDITIONAL USE PERMIT APPLICATION FORM

Please type or print clearly

Project number _____

Date submitted _____

Contact information:

Applicant(s) _____

Phone _____

Applicant(s) e-mail address _____

Address of subject property _____

Mailing address of applicant _____

Applicant's representative, if any _____

Phone _____

Applicant's representative e-mail address _____

Address of representative _____

Property owner, if different from applicant _____

Phone _____

Property owner's e-mail address _____

Address of property owner _____

Required supporting documentation, *collated*:

- _____ Copies of completed application (15 copies)
- _____ Detailed written description of project (15 copies)
- _____ Site plan (15 copies drawn to scale)
- _____ Proof of ownership, option, or lease agreement (1 copy)
- _____ Consent to Access Property (1 copy)
- _____ Application fee check no. _____

Additional supporting documentation may be required (verify with staff)

- _____ Floor plan (15 copies, drawn to scale)
- _____ Elevations (15 copies)

Applicant's Signature _____ Date _____

Please print name _____

CONSENT TO ACCESS PROPERTY

I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Cleveland Heights and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning, Housing, and/or Building Codes. I further certify that I have authority to grant access to said property.

Property Address

Signature of Responsible Party

Name of Responsible Party (please print)

I am the: owner occupant tenant agent for property owner

Telephone Number

Date

PLEASE NOTE THAT FAILURE TO CONSENT TO A SITE INSPECTION OF YOUR PROPERTY MAY CAUSE DELAY IN YOUR APPLICATION AND/OR MAY CAUSE YOUR APPLICATION TO BE CONSIDERED INCOMPLETE.

GENERAL STANDARDS FOR CONDITIONAL USES

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this page, as well as any use-specific standards that may apply to the proposal. **In preparing a detailed description of a proposed conditional use, the applicant should be mindful of these standards:**

- a. The conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with the objectives for the district in which it would be located.
- b. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- c. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.
- d. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- e. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- f. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.
- g. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.
- h. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.
- i. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.
- j. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Zoning Code Chapter 1153.
- k. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

CITY OF CLEVELAND HEIGHTS
PLANNING COMMISSION
MEETING DATES FOR THE YEAR 2019

Meetings are held on the second Wednesday of each month at 7:00 p.m., unless otherwise indicated, and are held in City Council Chambers on the 2nd floor of Cleveland Heights City Hall. Applications are due by 5:00 p.m. on the second Wednesday of the previous month.

The applicant or the applicant's representative must be present at the meeting.

<u>APPLICATION DEADLINE</u>	<u>MEETING DATE</u>
DECEMBER 12, 2018	JANUARY 09, 2019
JANUARY 09, 2019	FEBRUARY 13, 2019
FEBRUARY 13, 2019	MARCH 13, 2019
MARCH 13, 2019	APRIL 10, 2019
APRIL 10, 2019	MAY 8, 2019
MAY 8, 2019	JUNE 12, 2019
JUNE 12, 2019	JULY 10, 2019
JULY 10, 2019	AUGUST 14, 2019
AUGUST 14, 2019	SEPTEMBER 11, 2019
SEPTEMBER 11, 2019	OCTOBER 10, 2019*
OCTOBER 09, 2019	NOVEMBER 13, 2019
NOVEMBER 13, 2019	DECEMBER 11, 2019
DECEMBER 11, 2019	JANUARY 08, 2020