



Concord Township, *Lake County, Ohio*

7229 Ravenna Road
 Concord Township, OH 44077
 (440)354-7505 or 354-7506
 www.concordtwp.com

Zoning Amendment Application

Application Number: 0218-2

The undersigned, owner(s)/agent (if not the owner, authorization required) of the following described property hereby requests the consideration of change to the Concord Township Zoning Resolution as specified below:

APPLICANT	Applicant <u>RICHARD A SOMMERS</u>	
	Address <u>Box 1102</u>	City <u>CHARDON OH</u> Zip <u>44029</u>
	Phone <u>440 487 1220</u>	Email <u>RS@SommersRealEstate.com</u>
	Proposed Text Amendment (if applicable) <u>ALLOW FOR RESIDENTIAL USE</u>	
	<u>IN TOWN HALL NEIGHBORHOOD ZONING - SEE ATTACHED TEXT</u>	

PROPOSED MAP AMENDMENT	Address	Parcel Number(s)
	Existing Use	Proposed Use
	Existing District	Proposed District

SUBMITTAL REQUIREMENTS	One (1) completed original application form for a zoning amendment, fees, and the following arranged into ten (10) packets shall be filed with the Zoning Office. Incomplete applications will not be accepted.
	1. A legal description of the property, if applicable.
	2. A vicinity map showing property lines, streets, and existing and proposed zoning.
	3. The proposed amendment to the zoning text or map.
	4. Other maps, plans, letters, photographs, or information relevant to the request.

I hereby certify all the above statements, submitted information, and attached drawings to be factual and representative of the existing and proposed conditions of the property relative to this application.

APPLICANT (PRINTED NAME) RICHARD SOMMERS DATE 2-24-18
 APPLICANT (SIGNATURE) [Signature]

*****FOR OFFICIAL USE ONLY --- CONCORD TOWNSHIP ZONING COMMISSION*****

DATE APPLICATION FILED <u>2-26-18</u>	FEE PAID <u>\$1,000</u>	CASH OR CHECK NO. <u>1141</u>
DATE OF NOTICE: NEWSPAPER _____	ADJACENT PROPERTY OWNERS _____	
DATE OF ZONING COMMISSION PUBLIC HEARING(S) _____		
RECOMMENDATION OF LAKE COUNTY PLANNING COMMISSION:	APPROVE	DISAPPROVE
RECOMMENDATION OF ZONING COMMISSION:	APPROVE	DISAPPROVE
AYES _____	NAYS _____	
_____	_____	_____
ZONING COMMISSION, CHAIRPERSON	DATE	SECRETARY

*****FOR OFFICIAL USE ONLY --- CONCORD TOWNSHIP BOARD OF TRUSTEES*****

DATE RECOMMENDATION RECEIVED _____	DATE OF NOTICE IN NEWSPAPER _____		
DATE OF PUBLIC HEARING(S) _____			
ACTION BY BOARD OF TRUSTEES: APPROVE	DISAPPROVE	AYES _____	NAYS _____
IF DENIED, REASON FOR DENIAL _____			
_____		_____	
FISCAL OFFICER		DATE	

PROPOSED TEXT AMENDMENT TO THE CONCORD TOWNSHIP TOWN HALL
NEIGHBORHOOD ZONING USE DISTRICT:

The proposed text amendments would allow for a residential use in the Town Hall
Neighborhood.

There currently is no allowed or conditional use for residential development in the Town Hall
Neighborhood Zoning Code.

Section 22.03 Table of Uses

Add Single Family Dwellings as a permitted use in the Town Hall Neighborhood District

New Section 22.11 TOWN HALL NEIGHBORHOOD DETACHED SINGLE-FAMILY
DEVELOPMENT STANDARDS:

Detached single-family developments shall be permitted in the THN Town Hall Neighborhood
District in compliance with the following:

- A. **Density:** The maximum density is three (3) dwelling units per acre.
- B. **Minimum Lot Width:** Each lot shall have a minimum of 60' at the building setback line.
- C. **Minimum Lot Frontage:** Each lot shall have a minimum lot frontage of thirty (30') feet.
- D. **Open Space/Common Area:** Any residential development in the THN District shall have a minimum of 15% open space/common area.
- E. **Building Setbacks:**
 - 1. **Front Yard Setback:** The minimum front yard setback from the public or private right of way to be installed as part of the single-family development shall be thirty feet (30').
 - 2. **Rear Yard Setback:** The minimum rear yard setback shall be twenty five (25') feet.
 - 3. **Sidyard Clearance:** The minimum side yard clearance shall be 7.5 feet.
 - 4. **Setbacks From Adjacent Properties:**
 - A. When adjacent to a residential district or PUD, the minimum building setback from the adjacent district boundary line shall be twenty five (25') feet.

B. When adjacent to a non-residential district, the minimum building setback from the project boundary line shall be fifty (50') feet.

F. **Building Height:** Building height shall not exceed 35 feet.

G. **Accessory Uses:** No sheds, outbuildings or swimming pools shall be allowed on any residential lot in the THN District.

H. **Setback from Gas Wells:** No residential dwelling shall be constructed within 100' feet of a gas well or tank battery.

I. **Minimum Dwelling Area:** Every dwelling unit shall meet the following minimum dwelling area requirements:

1. 1 Story Units: 1,200 Sq. Ft.
2. 1/1/2 Story Units: 1,400 Sq. Ft.
3. 2 Story Units: 1,600 Sq. Ft.

J. **Parking Requirements:** Every dwelling unit shall include an attached garage containing a minimum of two enclosed parking spaces.

K. **OpenSpace/Common Areas:**

Maintenance of the common/open space areas including storm water structures, walking paths, Cluster Box Units (common mailboxes), and any signage for the community shall be the responsibility of the Homeowners Association and shall be set forth in the restrictive covenants, which shall guarantee the maintenance of all common areas. Restrictive Covenants shall be approved by the Township as part of the development plan approval.

L. Residential developments shall be designed to permit adequate access for emergency vehicles and promote the safety of motorists and pedestrians.