



# Planning Commission Application

## Lot Splits and Consolidations

The Building Department

9543 Broadview Road • Broadview Heights, OH 44147

440-526-6864

### Office Use / PC

Submittal Date: \_\_\_\_\_ Fee Amount: \$ \_\_\_\_\_

Case #: \_\_\_\_\_ Fee Receipt: \_\_\_\_\_

Meeting Date: \_\_\_\_\_ Application No.: \_\_\_\_\_

### Case Status

**Approved** /  **Not Approved**

**Removed** /  **Tabled**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

### Type of Project

Lot Split       Consolidation       Lot Split & Consolidation

Minor Subdivision (3 & under)       Major Subdivision (4 or 6 lots)

Residential Development (create 6 or more lots / multi-family)

#### *Commercial and Residential*

Preliminary Site Plan Approval

Final Site Plan Approval

Other Project \_\_\_\_\_

#### *Subdivision*

Preliminary Site Plan Approval

Final Site Or Preliminary Plat Approval

Final Plat Or Dedication Approval

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### Subject Site

\_\_\_\_\_

Fee Owner(s) Name

\_\_\_\_\_

Property Address

\_\_\_\_\_

Auditor Parcel Number(s) (APN/PPN)

\_\_\_\_\_

City/State/Zip

\_\_\_\_\_

Zoning District

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### Property Owner

\_\_\_\_\_

Name:

\_\_\_\_\_

Phone

\_\_\_\_\_

Address:

\_\_\_\_\_

Email

\_\_\_\_\_

City/State/Zip

\_\_\_\_\_

Name of Business (if applicable)

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### Authorized Representative (if different from owner)

\_\_\_\_\_

Name:

\_\_\_\_\_

Phone

\_\_\_\_\_

Address:

\_\_\_\_\_

Email

\_\_\_\_\_

City/State/Zip

\_\_\_\_\_

Name of Business (if applicable)

## Lot Splits and Consolidations Application

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Parent Parcel Number (s) (APN/PPN)

Number of New Parcel to Be Created: \_\_\_\_\_

Deed(s) To Be Filed:             Yes     No

If yes, please provided a copy of the deed to be filed with the plat.

General Description of Intended Purpose/Use: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of Any Structures Existing on the Property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List of any Proposed Zoning Or Variance Conflict: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By signing below, I understand that any misrepresentation of data, facts or violations of the Ordinances of the City of Broadview Heights are cause for refusal or revocation of this application and permit.

\_\_\_\_\_  
Owners Printed Name

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Owners Signature

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**\*\*\*\*PLEASE NOTE: YOU MUST HAVE THE PLAT REVIEW SHEET FROM THE COUNTY TAX MAP OFFICE SUBMITTED TO THE PLANNING COMMISSION SECRETARY TWO WEEKS BEFORE YOUR SCHEDULED MEETING DATE OTHERWISE YOU WILL BE REMOVED FROM THE AGENDA. NO EXCEPTIONS. \*\*\*\***

## Lot Splits and Consolidations Application

### Instructions and Additional Information

The Planning Commission meets the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month. The schedule for upcoming meetings can be found on the City's website ([www.broadview-heights.org](http://www.broadview-heights.org)). The meetings are held at The City of Broadview Hts., City Hall (9543 Broadview Rd, Broadview Heights, OH, 44147) in the Council Chambers with the Caucus starting at 6:30 pm and the Planning Commission meeting starting at 7:00 pm.

The application and form must be typed or clearly written in blue or black ink. If an application is submitted and is not complete or missing information it can delay processing of the application which can result in the case being removed from the agenda.

Submittal to the Planning Commission Secretary must be made on the due date. You must submit eighteen (18) copies of the application, all corresponding paperwork; collated, stapled and put in sets. The application, packets and money must be in by 1:00 pm of the deadline date.

All fees must be paid at the same time as submittal of the application. Fees can be paid by cash, check or credit card (\$0.50 minimum charge & 3.5% service charge). Cash and credit cards are only accepted in person.

Commercial Projects require a \$200.00 Plan Examination Fee.

You may obtain the specific requirements for the projects in the Code of Ordinances of Broadview Heights on the City's Website: [www.broadview-heights.org](http://www.broadview-heights.org) in Part 12, Planning & Zoning.

All applications are available on the City's Web site [www.broadview-heights.org](http://www.broadview-heights.org) under the Building Department section.

#### **General Submittal Requirements:**

Drawings should be:

- Must be to scale and (1) full size and (18) 11 x 17.
- Description of the property or effected area
- Site plan (plot plan) with setbacks, topography, meets and bounds, elevations, floor plan(s), landscaping, or other aid to help define the kind and type of structure(s).
- All structures shown in scale of one (1) inch equals twenty (20) feet, with 2' contours and proposed structure(s) are to be shaded in and Other items include specifications, photographs, data work sheets, etcetera

Property owners and the applicant must attend all meetings. It is to your advantage to have all the parties that have a vested interest in the property and project to be present at all the meetings to answer questions from the Planning Commission. If there is more than one property owner, then all must be present. If one or more of the property owners can't be present at the time of the meeting, then a representative may attend on their behalf as long as we have a notarized letter granting permission (for each property owner) for the representative to make decisions on the property owner's behalf.

If the property owner listed on the application is not the same as what Cuyahoga County Recorders & Auditor site list, then the Planning Commission will not proceed with hearing the case until ownership is cleared with the County Recorder's office.

Upon approval of your request, you must obtain the proper building permits required at the Building Department (City Hall, 2<sup>nd</sup> floor). All general and sub-contractors must be registered with the City of Broadview Heights before a permit will be issued.

#### **Contact Information**

##### **Building Department (440-526-6864)**

Joe Mandato, Chief Building Officer

Jennifer Dukes, Planning Commission Secretary

[building@broadview-heights.org](mailto:building@broadview-heights.org)

##### **Engineering Department (440-838-4705)**

Gary Yelenosky, City Engineer

##### **Economic Development (440-526-3873)**

Kristina Sorensen Economic Development Director



# Planning Commission Application

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### FEE SHEET

Base Fee	Additional Fee	Project
\$500.00		Conditional Accessory Use
\$500.00		Conditional Use
\$500.00		Conditional Use Application
\$500.00	\$50 per lot	Major Subdivision or Lot Split (4 or 6 lots)
\$500.00	\$50 per lot	Minor Subdivision of Lot Split (3 and under)
\$500.00		Non-residential additions / Accessory Buildings
\$2,000.00	\$50 per new unit/suite or \$50/1000 S.F.	Non-residential Development
\$500.00		Other application not covered herein
\$500.00		Renewal of Previous Approval
\$500.00	\$50 per lot	Replatting – Lot Consolidation – Revised Site Plan – Resubmittal
\$500.00		Request to Modify Conditions
\$3,000.00	\$50 per unit/suite or \$50/1000 S.F.	Residential Development – (create 6 or more lots) (multi-family)
\$3,000.00	\$50 per lot or per unit	Rezoning Application
\$100.00	\$1.00 per square foot of sign area	Signs (wall, ground, monument)
\$500.00		Similar Use Determination
\$500.00		Wireless Tower