## SECTION 705 - ENFORCEMENT OF REGULATIONS

705.01 **– ZONING INSPECTOR -** This Zoning Resolution shall be administered and enforced by an Zoning Inspector, that being the Blendon Township Zoning Inspector or his designated representative, who shall be appointed by the Blendon Township Board of Trustees as is prescribed by Section 519.16, **Ohio Revised Code,** and is hereby empowered;

**705.11 - Certificate of Zoning Compliance -** To issue a Certificate of Zoning Compliance when these regulations have been followed or, to refuse to issue the same in the event of non-compliance.

**705.12 - Collection of Fees -** To collect the designated fees as set forth in this Zoning Resolution for Certificates of Zoning Compliance, Applications for Variance, Applications for Amendment, Appeal and Applications for Conditional Use.

**705.13 - Making and Keeping of Records -** To make and keep all records necessary and appropriate to the office, including record of the issuance and denial of all Certificates of Zoning Compliance and of receipt of complaints of violation of this Zoning Resolution and action taken on the same.

**705.14 - Inspection of Building or Land -** To inspect any building or land to determine whether any violations of this Zoning Resolution have been committed or exist.

**705.15 - Interpretation and Enforcement -** To interpret and enforce this Zoning Resolution and take all necessary steps to remedy any condition found in violation by ordering in writing, the discontinuance of illegal uses or illegal work in progress, and may request the Township Law Director or Special Counsel to commence appropriate action. Any person aggrieved by any decision or interpretation, either written or verbal, of the zoning officer may appeal such decision without fee to the Board of Zoning Appeals. Such appeals shall take priority on the BZA agenda, and shall be heard at the next available hearing, with adjacent property owners notified by the Blendon Township Zoning Department.

**705.16 - Advise Zoning Commission -** To keep the Zoning Commission advised of all matters other than routine duties pertaining to the enforcement of this Zoning Resolution and to transmit all applications and records pertaining to supplements and amendments.

**705.17 - Advise Board of Appeals -** To keep the Board of Zoning Appeals advised of all matters pertaining to Conditional Use Permits, Appeals or Variances and to transmit all applications and records pertaining thereto.

705.02 **- CERTIFICATE OF ZONING COMPLIANCE** – No occupied or vacant land shall hereafter be changed in its use in whole or part until the Zoning Inspector has issued the Certificate of Zoning Compliance. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until the Zoning Inspector has issued the Certificate of Zoning Compliance. No existing or new building shall hereafter be changed in its use in whole or in part until the Zoning Inspector shall have issued the Certificate of Zoning Compliance. This section shall in no case be construed as requiring a Certificate of Zoning Compliance in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no major repairs, alterations, or additions are proposed for such building.

**705.21 - Building Permit -** No building permit for the extension, erection or alteration of any building shall be issued before an application has been made and a Certificate of Zoning Compliance issued, and no building shall be occupied until such certificate is approved.

**705.22 - Application for Certificates -** Each application for a Certificate of Zoning Compliance for new development shall be accompanied by a plan in three (3) copies, prepared by a professional engineer, surveyor or architect, drawn to scale, one (1) copy of which shall be returned to the owner upon approval. The plan shall show the following:

1.) The actual dimensions of the lot including easements;

2.) The exact size and location of all buildings on the lot;

3.) The proposed new construction;

4.) The existing and intended use of all parts of the land or buildings;

5.) Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution;

6.) The proposed provision of water and sanitary sewer facilities;

7) A grading plan and storm sewer layout, to include existing and proposed surface and subsurface draining features indicating how storm runoff will be handled;

8.) The requirements of 705.022, or portions thereof, may be waived by the Zoning Inspector when, in his opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed.

Applications for Certificates of Zoning Compliance must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Storm Water Management Manual if the proposal will disturb 1 or more acres of land, Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements and requirements of the applicable Ohio Environmental Protection Agency Construction permit.

**705.23 - Fees -** When making application for a Certificate of Zoning Compliance, applicants shall pay a fee to defray the administrative costs of processing the application. The required fee is listed on the department's most current schedule of fees.

**705.24 - Issuance of Certificates -** Certificates of Zoning Compliance shall be issued or refusal thereof given within fifteen (15) working days after the date of application if all information required in the application is complete. Written notice of such refusal and reason thereof shall be given to the applicant.

**705.25 - Expiration of Certificate of Zoning Compliance -** If the change or modifications described in any Certificate of Zoning Compliance has not begun within six (6) months from the date of issuance

thereof, said Certificate of Zoning Compliance shall expire, it shall be revoked by the Zoning Inspector and written notice thereof shall be given to the persons affected. If the work described in any Certificate of Zoning Compliance has not been substantially completed within one (1) year of the date of issuance thereof, said Certificate of Zoning Compliance shall expire and be revoked by the Zoning Inspector and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled Zoning Compliance shall not proceed unless and until a new Certificate of Zoning Compliance has been obtained.