

## **ORDINANCE # O-25-2016**

### **AN ORDINANCE TO EDIT SECTION XXV OF THE VILLAGE ZONING CODE**

WHEREAS, after public debate and proper notice as proscribed by the Ohio Revised Code, the Village Council for the Village of Bolivar wishes to amend Section XXV of the Zoning Code for the Village of Bolivar regarding the policies for applying for a lot split within the Village;

WHEREAS, the Village Council of the Village of Bolivar, Ohio, wishes to amend Section XXV Administration to add:

#### **I. Procedures and Requirements for Lot Splits:**

1. The Council for the Village of Bolivar may authorize in specific cases a lot split of any lots located within the Village of Bolivar as will not be contrary to the public interest and where the lot split shall not cause further violations of the Zoning Code, such as the requirements for setbacks, etc.

2. Requirements for Lot Split. A lot split shall not be granted unless and until a written application for a lot split is submitted to the Zoning Inspector and the Planning Commission containing:

- a. Name, address, and phone number of the applicant(s) and representative(s) if any, and the signature of the property owner(s).
- b. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.
- c. The nature of the lot split requested.
- d. A plot plan to show:
  - i. Boundaries and dimensions of the property and the size and location of all proposed and existing structures.
  - ii. The location of the new property boundaries after the proposed split.
  - iii. The proposed use of all parts of the lot and structures.
  - iv. The use of land and location of structures on adjacent properties.
  - v. Such additional information as may be required by this Zoning Code and/or requested by the Commission and/or the Zoning Inspector to review the application.
- e. A fee of \$50.00, plus the costs of advertising, review, publishing and reporting of the application, payable to the General Fund.

3. Hearing and Recommendation of the Planning Commission. Upon receipt of the application for a lot split, the Planning Commission shall review and discuss the application at their next regularly scheduled zoning meeting. Notice of this meeting shall be given to the applicant, who shall have the opportunity to present their case to the Planning Commission at said meeting. Upon the Planning

Commission's review and discussion of the application, the Planning Commission shall make a recommendation to the Village Council to approve or deny the lot split.

4. Hearing and Decision of the Village Council. Upon the Planning Commission's review of the lot split application, the Planning Commission shall submit the application to the Village Council with its recommendation. The Village Council shall review the application and shall approve or deny the lot split via ordinance.

Sections I. **Zoning Inspector** and J. **Procedures for Conflicts of Interest** are renumbered to J. and K., respectively.

All other language in Section XXV shall remain the same.

Now, therefore be it ordained by the Village Council the Village of Bolivar, Ohio, as follows:

**SECTION 1.** The Village Council for the Village of Bolivar hereby amends the above-referenced sections of the Village Zoning Code of the Village of Bolivar to include the aforementioned language.

**READ: 6/6/16, 7/5/16, 8/1/16**

**PASSED: August 1, 2016**

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**REBECCA HUBBLE, MAYOR**

**ATTEST:**

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**MARIA APP, FISCAL OFFICER**