

CITY OF CELINA, APPLICATION
for **ENLARGEMENT AND/OR
SUBSTITUTION OF A
NONCONFORMING USE**

Permit # _____

Fee: **\$50.00** Paid

Date filed: _____

Zoning district: _____

Existing use: _____

Proposed use: _____

Address of property: _____

Lot # and subdivision: _____

Owner's name: _____

Owner's address: _____

Owner's phone: _____

Applicant: _____

Applicant's address: _____

Applicant's phone: _____

OWNER OR OWNER'S AGENT _____

Signature

Check all that apply: Enlargement

Substitution

The change in a nonconforming use you are proposing requires approval from the City Planning Commission as specified in Chapter 1150 of the Zoning Ordinance of the City of Celina. The Commission will use the criteria listed below to determine the suitability of your plan. The commission shall either approve, approve with supplementary conditions as specified in Section 1150.10, or disapprove your application. If the application is approved or approved with supplementary conditions, the Planning Commission shall direct the Zoning Inspector to issue a permit listing the specific conditions specified by the Planning Commission for approval.

This application shall be accompanied by a plan of the site showing including:

- | | | |
|--|---|---|
| <input type="checkbox"/> A boundary survey | <input type="checkbox"/> Existing buildings | <input type="checkbox"/> Any proposed enlargements |
| <input type="checkbox"/> Parking and loading areas | <input type="checkbox"/> Traffic access and circulation | <input type="checkbox"/> Open spaces <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Refuse and service areas | <input type="checkbox"/> Utilities | <input type="checkbox"/> Signs <input type="checkbox"/> Yards |

On a separate sheet, provide a complete written description of the new use in the case of a proposed substitution, and for an enlargement the reasons for enlarging rather than relocation in an appropriate zone. Include a statement and supporting documentation describing how the applicant believes the request conforms to the standards listed below:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- A. Is better suited for the site than would be a permitted or conditional use.
- B. Shall not create a significant financial or structural hindrance to eventual conversion to a permitted or conditional use.
- C. Shall not be hazardous or disturbing to neighboring uses.
- D. Shall be served adequately by essential public facilities and services.
- E. Shall not be detrimental to the economic welfare of the community.
- F. Shall not involve uses, activities, processes, material, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Planning Commission shall have the authority to place additional requirements and/or conditions.

Hearing date(s) _____

- Approved Denied See Planning Commission minutes for conditions

ZONING INSPECTOR _____

Signature

JEFFREY HAZEL

DATE