

DEFIANCE COUNTY
MINOR and MAJOR SUBDIVISION APPROVAL and CONFORMING VARIANCE FORM
(Regulated by Ohio Revised Code 711.131)

Submit this application with the following:

- | | |
|--|--|
| <input type="checkbox"/> Zoning Approval | <input type="checkbox"/> Original Survey (to go to Engineer) |
| <input type="checkbox"/> Soil & Water Approval | <input type="checkbox"/> Legal Description |
| <input type="checkbox"/> Health Department Approval | <input type="checkbox"/> Deed |
| <input type="checkbox"/> Fee \$75.00 (\$100 for Conforming Variance* (see below)) Non-Refundable | |

Name of Applicant/Attorney: _____ Phone: _____

Seller: _____ Phone: _____

Address: _____ Zip _____ Phone: _____

Buyer: _____

Parcel Address: _____ Zip _____

Location: Section: _____ Town: _____ Range: _____

Township: _____ Acres _____

Special Comments: ___ Bare Land ___ New Building ___ Existing Buildings

___ Easement ___ Other: _____

Application Directions

1) Take this Application along with the Survey, Legal Description and Deed to your local Township Zoning Inspector and have them approve/disapprove and sign where indicated. If you do not know who the Zoning Inspector is for your area, you can go to the Engineer's website and get the information: <http://www.defiance-county.com/townships/index.php>

2) Take this Application along with the Survey, Legal Description and Deed to Soil & Water, 06879 Evansport Road, Defiance, Ohio 43512, 419-782-8751, and have them approve/disapprove and sign where indicated.

3) Take this Application along with the Survey, Legal Description and Deed to the Health Department, 1300 E. Second Street, Suite 100, Defiance, Ohio 43512, 419-784-3818, and have them approve/disapprove and sign where indicated.

4) Take this Application along with the Survey, Legal Description, Deed and Fee (\$75.00 or \$100.00 payable to: Defiance County Planning Commission) to Maumee Valley Planning Organization (Planning Commission), 1300 E. Second Street, Suite 200, Defiance, Ohio 43512, 419-784-3882. MVPO will take the Application and all other paperwork to the Engineer's office to get their approval/disapproval and to have the Deed stamped for approval. MVPO will call you when this application is ready for you to pick-up.

Please allow 7-10 working days after the Engineers Office has reviewed this application.

Submit application with payment to:

Defiance County Planning Commission
c/o Maumee Valley Planning Organization
1300 E. Second Street, Suite 200
Defiance OH 43512
Phone 784-3882

Please give brief explanation regarding the reason for the split:

Zoning Use Only

Date Received _____ Date Reviewed _____

Approved: Disapproved: Zoning Inspector: _____

Comments: _____

Soil & Water Use Only

Date Received _____ Date Reviewed _____

Approved: Disapproved: SWCD Director _____

Comments: _____

Health Department Use Only

Date Received _____ Date Reviewed _____

Approved: Disapproved: Supervising Sanitarian _____

Comments: _____

County Engineer Use Only

Date Received _____ Date Reviewed _____

Approved: Disapproved: Meets Closure: Meets Driveway Requirements:

County Engineer _____

Comments: _____

Planning Commission Use Only

Date Received _____ Date Reviewed _____

Approved: Disapproved: Fee Received \$ _____

Director/Planner _____

Comments: _____

Survey Requirements and Additional Information

Minor Subdivision Split Review \$75.00 (Non-Refundable)

*Conforming Variance Review \$100.00 (Non-Refundable)

- Any time you are taking land from one parcel and **adding** to it another **and** it conforms to the regulations

Flood Plain Development Permit \$50.00

Subdivision Regulation Book \$10.00

The Survey shall include the following requirements:

- ✓ Registration number, seal, signature of land surveyor responsible for plat/survey.
- ✓ Date, north arrow, scale, acreage of host parcel and lots.
- ✓ Township name, section number, township and range or other appropriate survey identification.
- ✓ Names and addresses of owners of parcel and adjoining parcels.
- ✓ Survey boundaries and lot lines drawn on an 11"x17" sheet and at a scale between 1"=10' and 1"=100'.
- ✓ All dimensions shall be shown in feet and hundredths of feet.
- ✓ Location of monuments and their descriptions.
- ✓ Areas within the 100-year flood plain and within floodways, as determined by mapping provided by the Federal Emergency Management Agency, shall be delineated.
- ✓ Other items, or provisions deemed necessary by the planning commission.
- ✓ The survey shall conform to the minimum standards for boundary surveys in the State of Ohio (ORC 4733-27).
- ✓ Do **not** fax plat maps.

Please allow 7-10 working days after the Engineers Office has reviewed this application.

Additional Information:

Parcels with 5 Acres or Less

- Need to have at least 150 feet of road frontage **
- The depth cannot be more than 2 ½ x the width

Parcels that are 5.01 to 20 Acres

- Need to have at least 250 feet of road frontage
- The depth cannot be more than 3 x the width

** Some Townships are more restrictive – check with your Township Zoning Department