

Bainbridge Township
Geauga County
Ohio

NING INSPECTOR

OFFICES
17828 CHILLICOTHE ROAD
BAINBRIDGE TOWNSHIP, OHIO 44023
(440) 543-9871
FAX (440) 543-4654

Kelly Clark
16519 Franklin St.
Chagrin Falls, OH 44023

Delivered personally

RE: Chagrin Valley School/Day-Care

October 25, 2019

Dear Ms. Clark,

It has come to my attention that a school and day-care are being run from your property at 16519 Franklin Street in in the R3A:Rural Residential zoning district of Bainbridge Township.

Please be advised that a conditional use zoning certificate is required for a private school in the R3A zoning district. Conditional use zoning certificates are approved through the Bainbridge Township Board of Zoning Appeals per section 135.02(b) of the Bainbridge Township Zoning Resolution (BTZR). Conditions for permitting a private or parochial schools are referenced in section 117.13(e) of the BTZR. Section 135.02(a) of the BTZR requires a zoning certificate for Type B family day-care homes as defined by Ohio R.C. 5104.054. Type A day-care centers are not permitted in the residential zoning districts.

I have been advised of safety concerns for the children enrolled in Chagrin Valley School and the day-care. Please cease operation of the school and day-care until such a time that all the appropriate permitting and licensing have been obtained.

Buildings on the property were allowed as agricultural buildings. If the primary use of those buildings has changed from agricultural to a school, day-care or something besides agricultural then zoning certificates need to be obtained for those buildings and structures.

CC: FF# 4756
Bainbridge Fire Department
Linda Applebaum - GCPO

Respectfully,



Karen Endres
Bainbridge Township
Zoning Inspector

117.13(e) The following specific criteria and requirements for schools, both public and private, when allowed in the zoning district as a conditional use are mandatory, in addition to the general criteria and specific criteria set forth in Section 117.13(a) and (b): [Adopted 10/9/2006 - Z-2006-6]

1. In the event outdoor activities, on site, will be part of a school operation, such activities shall take place in one or more completely and securely fenced play lots which shall be no closer than one hundred (100) feet to any residentially zoned lot line, shall be screened by a masonry wall, fence, or compact evergreen hedge no less than five (5) feet in height, and maintained in good condition.
2. Any outdoor activity conducted in conjunction with the school shall not occur after 6:00 P.M. and before 7:30 A.M.
3. The applicant shall provide auditory and visual screening and buffering for any outdoor activities engaged in by the students in conjunction with the school for any portion of the lot that is adjacent to a Residential District which shall include ten foot (10') high landscaped earthen mound, fencing or walls as determined by the Board of Zoning Appeals. A twenty (20) year growth landscaping plan shall be prepared by a registered landscape architect and submitted to the Board of Zoning Appeals for the required landscaping for any school proposal.
4. The applicant of the school shall provide for drop off and pick up of students in an area where it will not impede traffic on or off the site and where the least amount of unrelated traffic circulation is probable in light of the type of uses on the site and locations of buildings on the site are contained and where safest for students to leave and re-enter such motor vehicles. When the Board of Zoning Appeals deems it appropriate, the applicant shall submit a traffic impact analysis of the proposed addition of the school on the lot, and the Board of Zoning Appeals, when it deems appropriate, may have an independent evaluation of such traffic impact analysis prepared for the Board of Zoning Appeals, at the expense of the applicant.
5. The applicant shall provide for additional screening for auditory purposes when the Board of Zoning Appeals determines that it is required to reduce the impact on tenants of buildings located on the same lot being utilized for convenience business, service or office uses.
6. The applicant shall provide signage, based upon the size, number and location determined necessary for the lot by the Board of Zoning Appeals, noting pick up and drop off points for students to adequately warn occupants and users of the lot of the existence of the school and shall impose rules for the users of the school to follow for pick up and drop off of students at clearly marked points to promote the safety and security of the attendees utilizing the school.
7. Each school shall provide a location, as determined by the Board of Zoning Appeals, for school bus drop off and shall provide for the ability of the school bus to either turn around within the drop off area or alternatively provide a circular drive back to the road upon which such lot is located.
8. The applicant shall provide written certification from the applicable governmental agency having jurisdiction thereof that (i) adequate sanitary sewage disposal has been provided for by a public sanitary sewer system, or (ii) the proposed on site sewer system will be in compliance with the statutes, rules and regulations of the State of Ohio and the Ohio Department of Health. Each school center shall comply with all applicable federal, state, county and township regulations.
9. The applicant shall provide written certification from the applicable governmental agency that a public water supply is available to the day-care center or, in the event no such public water supply is available, provide a report of a hydrogeologist or hydrologist that there is adequate ground water in the aquifer serving the school to supply the employees and students at the school without unreasonably affecting the aquifer serving other portions of the same lot and surrounding property served by the same aquifer. The Board of Zoning Appeals may, when it deems appropriate, obtain an independent evaluation of such report prepared for the Board of Zoning Appeals, at the expense of the applicant.
10. Minimum Lot Width. A lot shall have a minimum width of two hundred fifty feet (250').
11. Each school shall have at least one building entrance dedicated solely for its use.