

CITY OF BEAVERCREEK

RESIDENTIAL ZONING PERMIT

Date _____

Permit _____

Fee _____

INSTRUCTIONS: Fill out this application and attach one copy of a site plan drawn to Standard Engineering scale (e.g. 1'=30') showing the dimensions and shape of the lot, location, and setbacks of existing structures, and the exact location and dimensions of the proposed construction showing setbacks from property lines.

NOTE: NEW CONSTRUCTION, ADDITIONS & DECKS OVER 6 FEET HIGH REQUIRE ONE COMPLETE SET OF CONSTRUCTION DRAWINGS.

1. Address of Property _____ Zoning District _____

2. Lot No. _____ Subdivision _____ Section _____ Parcel ID B42000_00_00_00_00

3. Name of Property Owner _____ Telephone _____

4. Contact Person _____ Telephone _____

5. Applicant's Email Address _____

6. Contractor _____ Telephone _____

7. New Home Construction Type: Built on Site Mobile/Manufactured Modular

8. New Construction Addition Deck Patio Enclosure Other _____

Single Family Multi-Family # of Units _____ Total # of Bedrooms _____ Structure Color _____

9. Property and proposed structure information. (Fill in all lines.)

a. Dimensions of new structure:

Width _____ feet

e. Nearest point of new structure to:

Depth _____ feet

Front Property Line _____ feet

b. Height of structure above grade _____ feet

Rear Property Line _____ feet

c. Structure located in Floodplain: Yes No

Left Side _____ feet (facing structure from street)

If yes, Floodplain Permit is required.

Right Side _____ feet (facing structure from street)

10. Total square feet of new area designed for use as living quarters, exclusive of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches, except basement areas designed and used for dwelling or business purposes.

First Floor _____ Second Floor _____ Third Floor _____ Finished Basement _____ Total _____

I hereby certify that I am the property owner, or am authorized to act as the owner's agent in obtaining this permit. I further certify that all of the information and attachments submitted with this application are true and correct to the best of my knowledge and that the property owner is responsible for locating and verifying all property lines and boundaries. I understand that if this information is incorrect or incomplete, any permit issued may be invalid and the property owner may be required to remove this structure at his/her own expense. I hereby consent to the inspection of the subject property and of any buildings or structures relevant to this application. Any deviation from the approved plans will require submission and approval of the revised plans.

Applicant's Signature

This application is: Approved Disapproved

Remarks: _____

Planning Department

Date

NOTE: ADDITIONAL CITY PERMIT REQUIRED

Driveway and Sidewalk Permit _____

Case No. _____

RESIDENTIAL ZONING PERMIT

When is a Residential Zoning Permit required?

A Residential Zoning Permit is required prior to constructing, adding to, moving, or altering any residential building designed for occupancy within the City. Activities such as constructing a new home, building an addition, an attached garage, or a deck require this permit.

What do I have to do to receive a Residential Zoning Permit?

- To receive a permit, a Residential Zoning Permit application must be completed in full and submitted to the Planning and Zoning Department along with the application fee, one set of architectural construction drawings (including elevations) and three copies of a site plan drawn to scale (e.g. 1"=30')
- The information given on this application should be in compliance with Sections 158.030 and 158.033 of the Zoning Code, as summarized below.

How long will it be until I receive notification?

The application will be reviewed in one to two business days (except for infill lots) and you will be notified by telephone when the application has been approved and the permit has been issued, or if additional information is needed.

Will the permit expire?

The permit will expire six months from the date of approval.

What's the next step?

Additional permit(s) may be required by the Greene County Building Department after you receive a permit from the City.

Summary of Zoning Regulations (see Zoning Code for specific regulations)

- The structure must meet the following minimum yard requirements (in feet).

	<u>R-1AA</u>	<u>R-1A</u>	<u>R-1B</u>	<u>R-PUD</u>
Front	50	40	40	(See PUD file)
Rear	50	50	40	
Side	20	10/15	10/15	

- The structure can be no higher than 35 feet (or 2 ½ stories).
- In general, each residential unit must provide a minimum of 2 off-street parking spaces.

If you have any questions, a staff member in the Planning and Zoning Department is available to assist you Monday through Friday from 7:30 a.m. to 5:00 p.m.