5565 County Road D, Delta, Ohio 43515 Phone/Fax: 419-822-4371 Website: www.swancreektwp.org

**Zoning Certificate Application**

**Application No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\*\*\*ITEMS THAT MUST BE SUBMITTED WITH ZONING CERTIFICATE APPLICATION: \*\*\***

-Legal ownership to property

-Fulton County Engineer’s or Township’s driveway permit for access to road - ALL NEW DWELLING CONSTUCTION

-Septic permit with location map (obtain at Fulton County Health Department)

-Water permit with location map (obtain at the Fulton County Health Department)

The undersigned hereby applies for a zoning certificate for the following use, to be issued on the basis of the representations contained herein, all of which the applicant swears to be true.

Location: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_N E S W

Road Address Between which roads circle side of road

Name of property owner(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lot Width\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot Depth\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot Acreage\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Proposed project and use**:

( ) Construction ( ) Dwelling

( ) Addition ( ) Garage

( ) Demolition ( ) Porch

( ) Removal ( ) Commercial/Industrial

( ) Other\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If Commercial Building-Vendor’s (Contractor)

License #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Estimated Cost of Construction $\_\_\_\_\_\_\_\_\_

Main road frontage\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Set back from road right of way\_\_\_\_\_\_\_\_\_\_

Side yard clearance\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

North, South, East, West-Side\_\_\_\_

North, South, East, West-Side\_\_\_\_

Rear yard clearance\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Depth of lot from right of way\_\_\_\_\_\_\_\_\_\_\_\_

Dimensions of building\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Highest Point of building above

established grade\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Other\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Number of Stories\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Basement: Yes\_\_\_\_\_ No\_\_\_\_\_

Useable Floor Space \_\_\_\_\_\_\_\_\_\_\_\_\_\_sq.ft.

Off Street Parking (commercial)\_\_\_\_\_ sq. ft.

**Remarks**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**\*\*YOU MUST CONTACT THE ZONING INSPECTOR UPON COMPLETION OF PROJECT TO OBTAIN A CERTIFICATE OF ZONING COMPLIANCE OR YOU MAY BE FOUND IN VIOLATION\*\***

Applicant’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |  |  |
| --- | --- | --- | --- |
| **Additions/Accessory Buildings $75.00** | **Fence &/ Sign $50.00** | **Demolition $50.00** | **Scope Violations $ 125.00** |
| **New Dwelling $100.00** | **Pond $100.00** |  | **Scope Violations for fence &/ sign $75.00** |

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Zoning Inspector:** **Zoning Inspector Remarks:**

Fee Paid\_\_\_\_\_\_\_\_\_

Application Approved \_\_\_\_\_\_Denied\_\_\_\_\_\_\_

Date action taken\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Zoning Inspector Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

REVISED 11/2/20

**Sketch lot show existing buildings & proposed construction**

**& indicate North on sketch**

Zoning Inspector: Natalie Pallitta

Cell Phone: 567-454-2047

Phone: 419-822-4371 ext. 225

zoninginspector@swancreektwp.org

**Checklist for Zoning Certificate Application**

**\*\*\*ITEMS THAT MUST BE SUBMITTED WITH ZONING CERTIFICATE APPLICATION FOR NEW CONSTRUCTION\*\*\***

-Legal ownership to property

-Prior to issuing a zoning certificate for a residential structure, the following permits shall be obtained: septic permit, water permit, public water shall be utilized if available, if public water is not available; a water source approved by Fulton County Health Dept. and a drive permit.

-Fulton Co. Engineer’s or Swancreek Township’s driveway permit for public road access.

-Copy of septic permit & location map (obtain at Fulton County Health Department 419.337.0915)

-Copy of permit for private water source with location map (obtain at the Fulton County Health

Dept.419.337.0915) or application for city water tap (Swancreek Water District 419.822.3656).

**Swancreek Township current setbacks and requirements for new construction:**

-Minimum of 1-acre lot with minimum frontage of 150 feet.

-New dwelling must be a Minimum of 1200 sq. ft. of useable living space. Minimum width of dwelling is 24’.

-Setback from the front right-of-way must be at least a minimum of 80 feet.

-Setback - minimum of 12 feet off side yard property line.

-Setback - minimum of 40 feet yard off rear yard property line.

-Maximum building height must not exceed 2 ½ stories but not over 30 feet measured from legal grade.

-Lot must not be developed more than 30% of lot area (all improvements considered developed area).

-Dwelling must not be located closer than 10 feet from any accessory building/pond.

-Only one dwelling allowed per legal lot of record.

-25’ setback is required from open ditch bank.

**Accessory Building regulations: Reference Article 100-5.3 for complete resolution**

-Setback from side property line must be at least a minimum of 5 feet.

-Setback from rear property line must be at least a minimum of 5 feet.

-Accessory Building must be at least a minimum of 10 feet from main structure.

-25’ setback is required from open ditch bank.

**Fence Regulations: Reference Article 100-5.5 for complete resolution**

-Fences may be constructed on the adjourning property lines.

-Rear/Side yard fences should not be higher than 6 feet in height.

-No front yard fences, plantings, or walls shall rise over 3 feet in height. A split rail shall not exceed 48 inches.

-If a fence encroaches a neighboring property, it would then be a civil situation between property owners.

It is highly advisable to obtain a property survey.

-The condition of the fence must be properly maintained.

**Pool Regulations: Reference Article 100-5.2 #8 for complete resolution**

-Located behind dwelling.

-Must be located 12 feet. from side property line, 15 feet. from rear property line.

-No closer than 10 feet from main building (dwelling).

-Pool must be walled or fenced with 4 feet fence with gate and lock. Above ground pool doesn’t have to be

walled or fenced if pool has a removable ladder.

**Zoning Certificate Fees:**

|  |  |  |
| --- | --- | --- |
| Zoning Certificate Application $75.00 | Zoning Certificate for Pond $100.00 | Scope Violations $125.00 |
| Zoning Certificate for New Dwelling $100.00 | Zoning Certificate for Fence &/ Sign $50.00 | Scope Violation for fence & sign $75.00 |

**The Fee for a zoning certificate is increased when found in violation of not obtaining a zoning certificate prior to construction of project (Scope Violation)**

**\*\*YOU MUST CONTACT THE TOWNSHIP UPON COMPLETION OF PROJECT TO OBTAIN A CERTIFICATE OF COMPLIANCE OR YOU MAY BE FOUND IN VIOLATION\*\***