



Zoning Certificate Application

Application No. _____

5565 County Road D, Delta, Ohio 43515

Phone/Fax: 419-822-4371

Website: www.swancreektpw.org

***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 CONSTRUCTION
- 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:

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Construction | <input type="checkbox"/> Dwelling |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Removal | <input type="checkbox"/> Commercial/Industrial |
| <input type="checkbox"/> Other _____ | |

If Commercial Building Vendor's (Contractor)



Estir _____ on \$ _____

Mair _____

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.

Sketch lot show existing buildings & proposed construction & indicate North on sketch

Zoning Inspector: Lisa Wylie
Cell Phone: 567-454-2047

zoninginspector@swancreektpw.org

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. THE PERMIT IS VALID FOR ONE (1) YEAR FROM DATE OF ISSUANCE.*****

Applicant's Signature _____ Date _____

Printed Name _____

Zoning Inspector: _____

Zoning Inspector Remarks: _____

Fee Paid _____

Application Approved _____ Denied _____

Date action taken _____

Zoning Inspector Signature _____

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 adjoining 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.

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*****



BOARD OF TRUSTEES	5565 County Road D, Delta, Ohio 43515
Rick Kazmierczak 419-708-6290 Gene Wilson 419-344-0333 Brian Meyer 419-466-0676	Phone: 419-822-4371 Fax: SAME
Website: www.swancreektwp.org	

2022

Zoning Fee Schedule

Amended 05/16/2022

Fence	\$ 55.00
Sign	\$ 55.00
Demolition	\$ 55.00
Pool Permit (can include deck)	\$ 55.00
Pond Permit Application	\$110.00
Zoning Permit Application	\$100.00
Zoning Permit Application (shed , garage , barn)	\$100.00
New Dwelling	\$200.00
 AG/EX	 Free
 Administrative Appeal	 \$300.00
 Variance Request	 \$400.00
 Conditional Use All Districts	 \$300.00
 Request of Change in District	 \$300.00
 Zoning District Amendments	 \$500.00
 Zoning Resolution Books	 \$ 20.00

-SCOPE VIOLATIONS WILL BE 3X THE ORIGINAL PERMIT AMOUNT-