

# APPLICATION FOR ZONING PERMIT

Village of Genoa, Ottawa County, Ohio

The applicant hereby acknowledges that the permit shall expire and may be revoked if work has not been completed 1 year or substantially completed. The Zoning Inspector shall either approve or disapprove the application within 10 days of receipt of the application.

### To The Zoning Inspector:

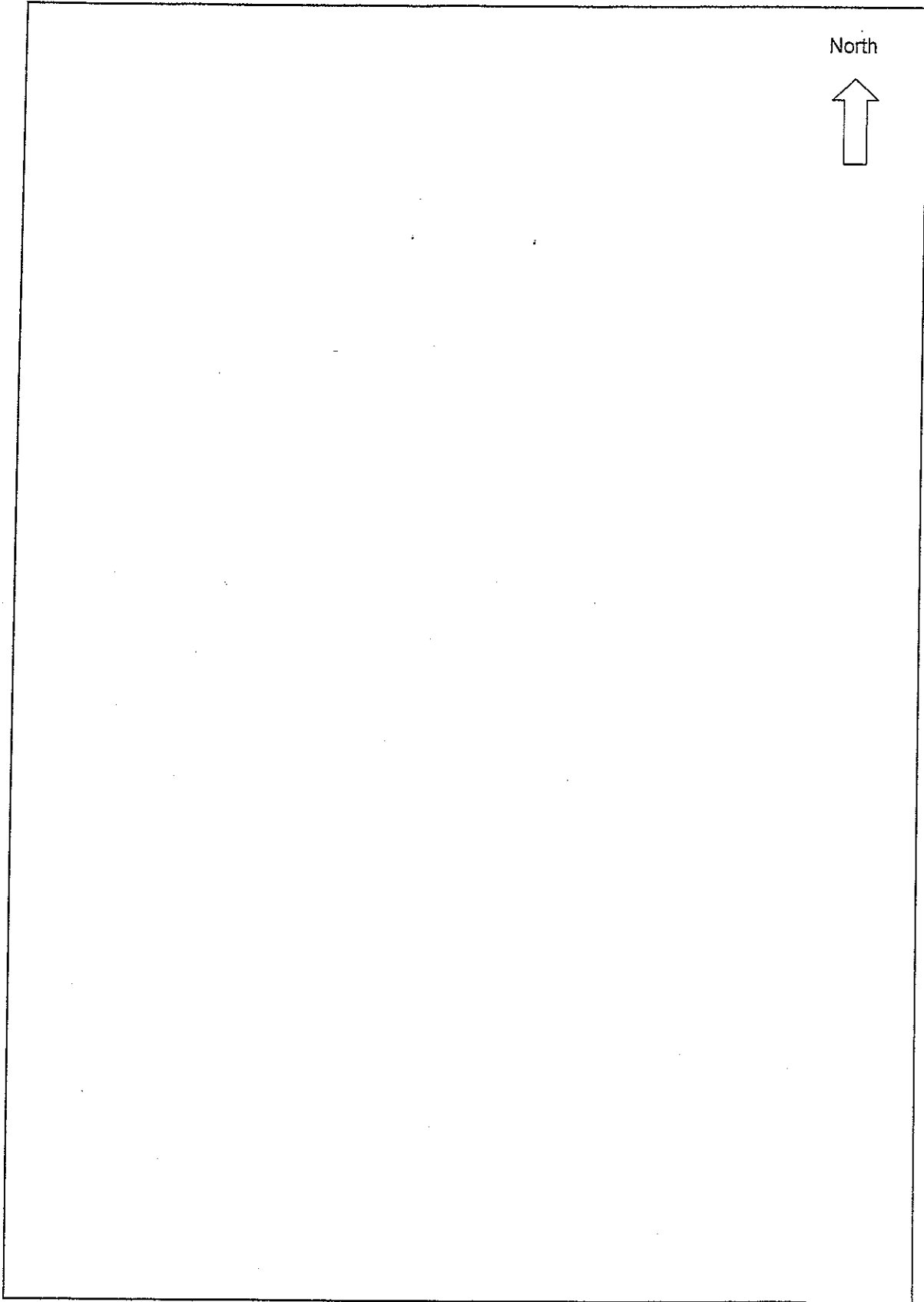
The undersigned hereby applies for a zoning permit for the following use, to be issued on the basis of the representations contained herein, all of which applicant says are true:

1. Name of Property Owner \_\_\_\_\_  
 Address \_\_\_\_\_ Contact Number: \_\_\_\_\_
2. Location of Property \_\_\_\_\_  
 Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Subdivision \_\_\_\_\_
3. Occupant (if applicable) \_\_\_\_\_
4. Proposed Construction or Use \_\_\_\_\_
5. Is property located in the Flood Plain? \_\_\_\_\_ No \_\_\_\_\_ Yes *If yes, complete the following:*
  - a. What is the elevation at the building site? \_\_\_\_\_ Feet
  - b. Request a Special Flood Hazard Area Develop Permit Application from the Zoning Inspector.
6. Attach a sketch of the lot, showing existing buildings and proposed construction or use for which the application is made. Give dimensions and indicate north. Provide the following information on a site plan. *(See permit & site plan instructions for additional information.)*
  - A) Main road frontage (\_\_\_\_\_ feet).
  - B) Depth of lot from right-of-way (\_\_\_\_\_ feet).
  - C) Side yard clearance (\_\_\_\_\_ side \_\_\_\_\_ ft).
  - D) Rear yard clearance \_\_\_\_\_ feet)
  - E).Depth of Lot (\_\_\_\_\_ feet)
  - F.) Number of off-street parking spaces \_\_\_\_\_
  - G). *Number of off street parking spaces* \_\_\_\_\_

Contractor (if applicable) \_\_\_\_\_  
Name Address Phone No.

# SKETCH

(Draw to scale and show all necessary dimensions)



7. Buildings: Use \_\_\_\_\_

Number of stories \_\_\_\_\_ Basement \_\_\_\_\_ Number of Dwelling Units \_\_\_\_\_

8. Usable floor space designed for use as living quarters, exclusive of basements, porches, garages, breezeways, terraces, attics, or partial stories (*Prior to new construction*).

First Floor \_\_\_\_\_ Square Feet Second Floor \_\_\_\_\_ Square Feet

\_\_\_\_\_  
Signature of Applicant Date

\_\_\_\_\_  
Witness

### ZONING CERTIFICATE

Upon the basis of Permit No. \_\_\_\_\_, the statements in which are made a part hereof, the proposed usage (is/is not) found to be accordance with the Village Zoning Ordinance and is hereby (Approved /Rejected) for the \_\_\_\_\_ District.

\_\_\_\_\_  
**Village Zoning Inspector**  
**Village of Genoa**

Date Application Received: \_\_\_\_\_ Date Application Ruled On: \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_ Other Fees \$ \_\_\_\_\_ Total Fees: \$ \_\_\_\_\_

Date Paid: \_\_\_\_\_

**Zoning permits may be picked up at the Administration Building, 102 E. 6<sup>th</sup> Street, Genoa, Ohio between the hours of 8:00 -12:00 and 1:00 & 4:30 p.m. Phone # (419) 855- 7791.**

## PERMIT AND SITE PLAN INSTRUCTIONS

### INFORMATION TO BE INCLUDED ON SITE PLAN

\*\*Please note all of the following may not apply.

Indicate any easements (water, sewer, electric) and/or alley  
Indicate N, S, E, W  
Fence height and type (Split Rail, Privacy etc.)

### SELECT (See #4.) THE TYPE OF PROPOSED CONSTRUCTION

New Single Family Home  
New Two-Family Home  
New Multi Family Home  
Attached Garage  
House and Garage Additions  
Accessory Buildings, Garages and Sheds  
Sign  
Pool  
Fence  
Commercial (new and additions)  
Industrial (new and additions)  
Demolition  
Decks or Handicapped ramps

### EXPLANATION (#6.) SITE PLAN INFORMATION

Show all measurements in feet

- A.) Main Road Frontage – Width of Lot
- B.) Depth of lot from right-of-way
- C.) All dimensions of Building(s) – Show all outside wall dimensions of existing and proposed construction
- D.) Side Yard Clearance – Measure from side of proposed construction to side yard property line.
- E.) Rear Yard Clearance – Measure from rear of lot line to the back of the proposed construction.
- F.) Number of off-street parking spaces-Dimensions of Driveway
- G.) Height of Building – Highest point of building above the established grade

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1-800-362-2764

## ZONING FEES

|                                       |  |       |         |
|---------------------------------------|--|-------|---------|
| New Single Family Home                | \$ 60.00   | Signs | \$20.00 |
| New Two-Family Home                   | \$ 75.00 + \$25.00 per unit                                      | Pool  | \$20.00 |
| New Multi Family Home                 | \$ 75.00 + \$25.00 per unit                                      | Fence | \$20.00 |
| House Additions & Remodeling          | \$ 35.00   |       |         |
| Accessory Buildings, Garages<br>sheds | \$ 15.00/150 sq .ft., \$20.00/300 sq. ft. and \$25./301+ sq. ft. |       |         |
| Commercial (new)                      | \$ 75.00/ 500/sq.ft.   |       |         |
| Commercial (addition)                 | \$ .03/add.sq.ft.  |       |         |
| Industrial (new)                      | \$ 125.00 /500 sq. ft.   |       |         |
| Industrial (addition)                 | \$ .03/ add. sq. ft.   |       |         |
| Decks or Handicapped ramps            | \$ 20.00   |       |         |
| Demolition                            | \$ 20.00   |       |         |
| Signs                                 | \$ 20.00   |       |         |
| Pool                                  | \$ 20.00   |       |         |
| Fence                                 | \$ 20.00   |       |         |

### ***OTHER:***

|                               |          |
|-------------------------------|----------|
| Application for Zoning Change | \$150.00 |
| Appeal                        | \$150.00 |
| Variance                      | \$150.00 |
| Conditional Use               | \$150.00 |
| Copy of Zoning Regulations    | \$ 15.00 |
| Lot Split Review              | \$ 30.00 |

The initial zoning permit application fee includes the fee for the certificate of completion.

In all reviews completed for the Zoning Board of Appeals or Planning Commission the applicant shall be charged for actual costs incurred if those costs exceed the fees as set forth herein. All fees shall be paid at the time of application for review and/or permit.

**Title Nine – Zoning Use District Regulations**  
**The two most common code violations**

**CHAPTER 1181 – FENCES**

**1181.05 Fence and Planting regulations**

**In a residential district:**

- a) No fence shall be maintained in front of a line that is parallel to the rear of the dwelling and six inches in front of such rear of such dwelling.
- b) No fence shall be maintained higher than four feet except as noted below in which case the fence can not be maintained higher than six feet:
  - Any side of the property that is adjacent to, property not zoned R1, R2, R3, and R4.

**In a commercial district:**

- a) No fence within a commercial district shall exceed six feet in height.
- b) Where justified, a variance may be obtained to allow a fence to exceed six feet in height.

**1181.06 Traffic Visibility Across Corner Lots**

On any corner lot, in any “S” or “R” district, no fence, structure, or planting shall be erected or maintained within twenty feet of the corner at a height of more than three feet above the curb or street grade, or so as to interfere with traffic visibility across the corner.

**1181.07 Fence Construction**

A fence shall be constructed such that:

- a) Supporting/anchoring fence members (poles/beams) shall be installed facing the inside of the applications property unless such members are equally visible from either side of the fence.
- b) The fence must be constructed such that the face of the fence is vertical to the horizon. Further said fence must be maintained to within +/-5 degrees from vertical.
- c) Except where allowed, no fence shall have a height greater than 4 feet (48 inches) in height as measured from the ground to the highest point within an 8 foot horizontal section.
- d) Where allowed, any portion of a fence that is greater than 4 feet (48 inches) in height as measured from the ground to the highest point within an 8 foot horizontal section must be ventilated.
- e) Examples of ventilated sections are “Shadow Box,” “Picket,” Lattice” and “Chain-link.”
- f) Violations to these regulations will be enforced per Chapter 1133.99 of the Genoa Codified Ordinances.

**1181.08 Fence Location**

No fence shall be constructed closer than three feet to the adjoining property line, except where the side or rear yard abuts a street or alley in which case the fence must be maintained outside the right-of-way.

- a) Prior to approval of a common fence, a copy of all deeds affected by this request must be submitted to the Zoning Board of Appeals indicating the allowance of a common fence on said property.
- b) In instances where a question arises as to the street or alley right-of-way, the applicant shall provide a current survey of the property completed by a certified surveyor.

**1181.09 Fence Permit**

- a) No fence shall be erected without first securing a permit from the Zoning Inspector, regardless of the cost.
- b) Failure to secure a permit prior to installation of a fence is subject to Chapter 1133.99 of the Genoa Codified Ordinances.

## CHAPTER 1161

### 1161.06 Private Swimming Pools

- 3) The swimming pool area shall be fenced so as to prevent uncontrolled access by children from the street, or from adjacent properties. Such fence shall not be less than 4 feet (48 inches) in height and maintained in good condition per chapter 1153 sections 05 through 09.

### 1187.04 Private Swimming Pools

- a). No private swimming pool, exclusive of portable swimming pools, with a diameter of less than twelve (12) feet, and with an area of less than one hundred fifteen (115) square feet and with a maximum depth of thirty (30) inches or less, or of a farm pond, shall be allowed in any "A", "S" or "R" District, except as an accessory use, and shall comply with the following requirements:
  1. The pool is intended to be used solely for the enjoyment of the occupants of the principle use of the property on which it is located.
  2. The pools may not be located, including any walks or paved area or accessory structures adjacent thereto, closer than ten (10) feet to any property line of the property on which the pool is located.
  3. The swimming pool, or the entire property on which it is located, shall be walled or fenced so as to prevent uncontrolled access by children from the street, or from adjacent properties. Such fence or wall shall be not less than four (4) feet in height, and shall be maintained in good condition. (Location and type of fence shall be controlled by Sections 1181.07 and 1181.08).