



Village of Roaming Shores
2500 Hayford Road Roaming Shores, Ohio 44084

SHED PERMIT ZONING APPLICATION

The undersigned hereby applies for a Zoning Permit to be issued on the basis of the representations contained herein, all of which the applicant swears to be true. All permit fees are non-refundable. This permit shall expire and will be revoked if work has not begun, or work has not been completed within one (1) year. **No construction starts are permitted between February 15 and April 15. NOTE: Home Owner Signature is Required.**

Date Received: _____ (Office only) Permit # _____

Construction lot address _____	
Owner _____	Contractor _____
Address _____	Contact _____
Phone _____	Phone _____
(Cell) _____	(Cell) _____
E-mail _____	E-mail _____

SHED ARCHITECTURAL STANDARDS

1. Maximum size is 200 sq. ft. Structures that exceed 200 sq. ft. are considered a "Detached Accessory Structure" which requires an alternative permit application.
2. No homeowner is permitted to have more than 1 (shed) structure on a single lot.
3. Structure may be site built or prefabricated.
4. Structure must be placed on a concrete pad or aggregate stone base.
5. Maximum roof pitch is 5/12 and cannot exceed 12 feet from the ground.
6. Unit must include an overhang on a minimum of 2 sides. (i.e., Front & Rear or, 2 Opposite sides).
7. Roofing finish must be one of the following materials: Wood shake shingles, tile, slate, cooper, non-reflective metal, asphalt, or fiberglass shingles.
8. Allowable roof styles include a gable roof, hip roof or shed roof.
9. Exterior siding must be one or a combination of any of the following: Vinyl siding, composite siding, stone veneer, wood shake, metal siding or sawn wood. Coloration of siding and roofing materials must be best match to existing house or complimentary in color.
10. Sheds shall be only a one-story structure. No living facilities, including plumbing, sleeping quarters or other habitable use shall be permitted.
11. Primary use is for the storage of lawn care equipment.
12. Shed location must be 10 feet from side yard property lines, 25 feet from front yard property line, 20 feet from rear yard property line (50 feet if lake front lot).
13. No rubbermade, plastic, canvas or metal structures are permitted.

SUBMITTAL DETAIL REQUIRED FOR REVIEW

Image of proposed shed: Please provide an image of the proposed shed, or if site built (2) sets of detailed drawings. Identify: Length: _____ Width: _____ Height: _____
Roofing Material Type: _____ Roofing Color: _____
Siding Material Type: _____ Siding Color: _____
Trim Color: _____

Any contractor or homeowner starting construction prior to a permit being approved and issued will be subject to pay a \$100.00 penalty in addition to the published permit fee.

INSPECTION AND PERMIT PROCESS REQUIREMENTS

- a. Application must include "proof of ownership" of the property.
- b. A sight plan that identifies all lot boundaries and location of all existing and proposed structure.
- c. Contractor/Homeowners must mark out property line locations for pre-construction inspection by the Village Zoning Department.
- d. Upon the Zoning official's approval of the site inspection permit shall be issued and the fence may be installed.
- e. Zoning Permit posted in plain sight prior to start of construction.
- f. Identify fence height with complete description of all the proposed fence materials, screening plan if chain link as required above.
- g. The homeowner is responsible for making sure all contractors working on this project are registered with the Village prior to start of construction and/or installation.
- h. Once completed the Contractor/Homeowner must contact the Zoning Department for final inspection.
- i. HOA approval, if required.
- j. Installation of 3" reflective address sign must be installed in plain sight from street on primary structure and from lake, on lake front lots.

I do hereby certify that I will abide by the provisions of the Village of Roaming Shores. I further certify that I am fully aware and have reviewed the provisions of the Village of Roaming Shores and the current Codified Ordinances dealing with the requirements for obtaining this permit.

The undersigned hereby applies for a Zoning Permit to be issued on the basis of the representations contained herein, all of which the applicant swears to be true. All permit fees are non-refundable. This permit shall expire and will be revoked if the project is not completed within one (1) year.

Affidavit of Owner / Applicant It is understood and agreed by this applicant/owner that the village zoning officer may at any time enter the grounds of said property without prior notification in order to inspect the proposed project regardless of its stage of completeness. Further, it is understood that any error, misstatement or misrepresentation of material fact either with or without intention on the part of this applicant and owner, such as might, or would, operate to cause a refusal of this application, or any material alteration or change in the accompanying plans made subsequent to the issuance of a Zoning Permit in accordance with this application, without the approval of the zoning inspector, Village of Roaming Shores, Ashtabula County, Ohio, shall constitute sufficient grounds for the revocation of such Zoning Permit and the imposing of a fine pursuant to the Planning and Zoning Code of the Village of Roaming Shores. **This applicant and owner further attest that the primary structure(s) on this land parcel(s) street address(s) numbers) are posted or will be posted upon start of construction requested by this application.**

Homeowner Signature _____
Date: _____

Contractor Signature _____
Date: _____

TO BE COMPLETED BY OFFICE

Date issued _____ Date rejected _____

Permit number _____ Permit fee \$100.00

Zoning/Building Inspector Approval Date: _____ Signature: _____

Zoning/Building Inspector Rejection: Date: _____ Signature: _____

Reason(s):

