

**DECK, PARKING LOT & DRIVEWAY EXTENTION
ZONING CERTIFICATE APPLICATION**

Xenia Township
8 Brush Row Rd., Xenia OH 45385
Phone: 937-372-0859 · Fax: 937-372-3343 · www.xeniatownship.org

PROPERTY AND CONTACT INFORMATION

Name of Property Owner: _____ Phone: _____
Address of Property: _____ City: _____ Zip: _____
Owner Email Address : _____ Parcel Number: _____
Name of Contractor: _____ Phone: _____
Contractor Email Address: _____

DECK

Location of Deck: _____ Is it attached to the house Yes _____ No _____
Total Deck Space: _____ sq. ft. Will it be covered Yes No (Must obtain addition permit if covered)
Property Line Setbacks: FRONT _____ ft. REAR _____ ft. SIDE _____ ft. SIDE _____ ft.

DRIVEWAY EXTENTION:

SQ FT of Extension _____ Materials Used _____

PARKING LOT:

SQ FT of Parking Lot _____ Materials Used _____

Other Information Required:

- ◆ Plot plan of property including existing buildings, proposed buildings, well, septic.
- ◆ Copy of construction drawings.
- ◆ The area must be staked for inspection of setbacks.

Total Amount of lot covered by a non-permeable surface may not exceed 15% of the total area of the lot

FEES:

Deck	\$30.00
Parking Lot	\$50.00
Driveway Extension	\$25.00

I hereby certify that all of the information supplied in this application and attachments are true and correct to the best of my knowledge, information and belief. I hereby consent to the inspection of the subject property and of any buildings or structures to be constructed thereon by the Township Zoning Inspector. I hereby acknowledge that I understand that if the construction or use described in the zoning certificate has not begun or been substantially pursued within one year from the date of issuance, said zoning certificate shall become null and void.

Applicant Signature Date

Email: _____
Do you want copy emailed to Greene County Building Regulations? Yes No

NOTE: REFUSAL OF THIS CERTIFICATE MAY BE APPEALED BY FILING AN APPLICATION WITHIN 20 DAYS OF DENIAL

This application has been ____ **APPROVED** ____ **REJECTED** for issuance of a Zoning Certificate by the Xenia Township Zoning Inspector.

Xenia Township Zoning Inspector Date Time _____

Decks:

SECTION 509 - PROJECTIONS INTO REQUIRED YARDS:

1. Front Yard: Porches and steps may extend from the dwelling into the required front yard a maximum of ten (10) feet.
2. Rear Yard: Additions such as family rooms, sunrooms, covered porches may extend into the rear yard a maximum of fifteen feet.
3. Side yard: Open structures such as porches, balconies, decks, platforms, carports and covered patios, shall be considered a part of the building to which attached and shall not project into the required minimum side yard.

Driveway Extension:

***You may only place your driveway on the property line if you are able to properly maintain it. You may only go over the property line with written permission from property owner.**

523.10 Driveway Standard Regulations

1. All driveways shall be constructed and subsequently maintained to meet the following standards.
 - a. A driveway must commence at a dedicated road.
 - b. Shall be a minimum width of 12 feet constructed with a base substantial enough to support vehicles to 40,000 lbs. gross vehicle weight (GVW);
 - c. Free from overhead obstructions to a height of 13 feet 6 inches and side-to-side obstructions to a width of 7 feet from the center line of the driveway;
 - d. Any incline, decline, dip, hump and/or curve must take into consideration the turning radius, ground clearance, and traveling envelope of all vehicles to include emergency vehicles.
2. Any driveway in excess of 1000 feet in length shall, in addition to the conditions/standards outlined in section A, be required to also meet the following conditions:
 - a. Have a vehicle pull-off near the mid-point, and additional pull-offs for every 500 feet thereafter;
 - b. Have a turnaround at the end suitable for use by emergency vehicles;
3. Should Greene County Soil & Water recommend a culvert, pipe or bridge; no zoning permit will be issued until recommendations are completed. It is recommended that a pre-manufactured culvert, pipe or bridge be used. If a custom design is used, then it must be designed by a professional engineer and approved by the Township before construction.

Parking Lots:

See to pages 86-89 in Xenia Township Zoning Regulations manual for specific guidelines for your parking lot