



BEAVERCREEK TOWNSHIP ZONING

851 Orchard Lane
Beavercreek, Ohio 45434
(937) 306-0065 Fax: (937) 426-8780

Ed Amrhein
Planning & Zoning Administrator

Laurie Brown
Zoning Inspector/
Code Enforcement Officer

ZONING PERMIT FOR ACCESSORY STRUCTURE (Effective 4/7/17)

Permit No. _____

Permit Fee: \$50.00

Zoning District _____ Parcel ID#: _____

Location of property: _____

Property Owner: _____ Phone: _____

Address: _____

Contractor: _____ Phone: _____

Address: _____

Accessory structure height (at the peak) = _____

Accessory structure size: _____ feet x _____ feet = _____ sq. ft.

18.05 ACCESSORY BUILDINGS, STRUCTURES, AND APPURTENANCES WITHIN RESIDENTIAL DISTRICTS

1. Not Permitted in Required Front or Side Yards: In any residential district, no structure or appurtenances other than a fence shall be erected within a required side yard or front yard.
2. Front Setback Less Than Sixty Feet: When located less than sixty (60) feet from the front property line and not completely to the rear of the dwelling, garages shall be constructed as part of the main building or connected thereto by a covered breezeway.

3. Front Setback Greater Than Sixty Feet: When located at least sixty (60) feet from the front property line and completely to the rear of the main dwelling, an accessory building or structure may be erected not less than ten (10) feet from the side or rear lot lines. When access to a garage is from an alley, such garage shall be located not less than ten (10) feet from the alley.
4. Maximum Height Permitted: A detached accessory building or structure within a residential district shall not exceed the height of the main building, or fourteen (14) feet in height, whichever is less.
5. Maximum Size: Within any residential district, the total floor area of accessory buildings shall not be larger than fifty percent (50%) of the footprint of the main building or nine hundred (900) square feet, whichever is less.

Check with Greene County Building Regulations, 667 Dayton-Xenia Rd. or 937-562-7420, to see if you also need a permit from the County.

I hereby certify that all of the information supplied in this application and attachments hereto 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 permit has not begun within six (6) months from the date of issuance, said zoning permit shall become null and void.

Applicant's Signature

Date

BZA approval required _____ Case #: _____

Upon the basis of Application No. _____, the information contained within is made a part hereof, the proposed usage is **found / not found** to be in accordance with the Township Zoning Resolution and is hereby **approved / not approved**.

Zoning Inspector/Code Enforcement Officer

Date permit issued: _____

<u>FOR OFFICE USE ONLY</u>	
Date inspection called for: _____	Date inspected: _____
Zoning Official's Name: _____	