



Founded 1875

Village of LaGrange

301 Liberty Street
LaGrange, OH 44050
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Application for Zoning Permit for Deck

To the Village of LaGrange,

The undersigned hereby applies for a zoning certificate for the following use, to be issued on the basis of the representation contained herein, all of which the applicant certifies as true and correct:

Property Owner: _____

Address: _____ City: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Applicant Name: _____

Address: _____ City: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Location Address: _____ Permanent Parcel #: _____

Estimated Cost: _____ Contractor: _____

Please attach the following:

1. A scaled drawing of the location of the deck and all buildings with dimensions of each.
2. Include all property lines and the deck's distance from them.
3. Include distance from deck to other buildings.
4. A description of the deck, including size/height and if there will be a roof and/or railings.

It is the responsibility of the property owner to determine the property line through location of property pins.

Building Permit must be obtained if your deck meets any of the following:

- Attached to the House
- Exceeds 200 Square Feet
- Electricity
- Greater than 30" in height
- Covered Roof

The building permit will ensure proper inspections by the Building Inspector after completion. Building Permit applications can be obtained from the Village of LaGrange Zoning Clerk. There will be an additional fee of \$101 (\$100 plus 1% state fee), made Payable to the Village of LaGrange.

To insure proper location and lot requirements, it is required that the deck be staked out and inspected prior to the issuance of the permit. Call the Zoning Clerk to schedule inspection. An inspection will also need to be performed after completion.

In addition to the information provided heron, the applicant for this zoning certificate shall provide all necessary drawings, notes, specifications, approvals, and other necessary information as required by the Village of LaGrange Zoning Code and Subdivision Rules and Regulations.

Zoning Application fee of \$35.00 is due to the Village of LaGrange at the time of the application.

This permit shall become void if work is not started within one year and/or substantially completed within two and one-half years of the date of issuance.

Applicant

Date

DECK REQUIREMENTS FOR ZONING PERMIT:

Single Family Residential District

R-1 All Buildings YARDS REQUIRED
Deck is part of Home
Must not exceed 20% of property
Front Yard 25 ft. set-back
Rear Yard 40 ft. set-back
Side Yard – Not less than 8 ft.
Sum of 2 sides not less than 20 ft (8 + 12)

Single Family Residential District

R-2 All Buildings YARDS REQUIRED
Deck is part of Home
Must not exceed 20% of property
Front Yard 25 ft. set-back
Rear Yard 40 ft. set-back
Side Yard – Not less than 5 ft.
Sum of 2 sides not less than 12ft (5 + 7)

Two Family Residential District

R-3 All Buildings YARDS REQUIRED
Deck is part of Home
Must not exceed 20% of property
Front Yard 25 ft. set-back
Rear Yard 40 ft. set-back
Side Yard – Not less than 5 ft.
Sum of 2 sides not less than 12ft (5 + 7)

ADDITIONAL BUILDING PERMIT REQUIRED:

- Decks over 30” in height
- Decks attached to the house. Decks built up to, but not attached do NOT need a permit.
- Decks that have a covered roof
- Decks that have electricity
- Square footage exceeds 200