



DECK, PARKING LOT & DRIVEWAY EXTENSION ZONING CERTIFICATE APPLICATION

Xenia Township

8 Brush Row Rd., Xenia OH 45385

Phone: 937-372-0859 · Fax: 937-372-3343 · www.xeniatownshipoh.gov

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 EXTENSION:

SQ FT of Extension _____ Materials Used _____

PARKING LOT:

SQ FT of Parking Lot _____ Materials Used _____

- Will there be fuel storage on Temporary Parking Lots?

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

This Zoning Certificate will be forwarded to Greene County Building Regulations

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

NO REFUND WILL BE ISSUED FOR ANY REASON

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

**Xenia Township is in an Ohio EPA Storm Water Management & Compliance Area (SM4)
If your construction project disturbs one (1) acre or more, or is the start of a phase that
will, you must also obtain a Storm Water Permit from the Greene County Engineer's
Office.**

Obtaining a Storm Water Permit

The NPDES Phase II rule requires construction sites disturbing equal to or greater than one acre and less than five acres to control pollutants in stormwater runoff. Construction activity disturbing less than one acre requires a permit if it is part of a larger common plan of development or sale disturbing a total of one acre or greater, or is individually designated for permit coverage by the NPDES permitting authority.

This will include SWAPP, Ohio EPA, NOI Permit, Drainage Calculations, EPA Checklist, Maintenance Agreement, Etc.

Contact Greene County Engineer for more assistance at 937-562-7500 or
<https://www.greenecountyohio.gov/1518/Stormwater-Regulations>

Complete Ohio EPA SWP3 Checklist:

<https://epa.ohio.gov/divisions-and-offices/surface-water/guides-manuals/storm-water-pollution-prevention-plan-swp3-checklist-oh000005->

Complete Greene County Storm Water Permit:

<https://www.greenecountyohio.gov/DocumentCenter/View/28978/Greene-County-Stormwater-Permit-Application-PDF?bidId=>

You will need to obtain for Greene County:

1. COMPLETED STORMWATER POLLUTION PREVENTION PLAN CONTACT LIST
2. 1 COPY OF COMPLETE SWP3 (Plan sheets, Documents, Forms, Etc.)
3. 1 COPY OF COMPLETED OHIO EPA SWP3 CHECKLIST
4. 1 COPY OF STORM DRAINAGE AND WATER QUALITY CALCULATIONS
5. 1 COPY OF BMP MAINTENANCE AGREEMENT WITH LONG TERM MAINTENANCE PLAN
6. DIGITAL COPY (pdf) OF ALL ITEMS SUBMITTED