

BERLIN TOWNSHIP ZONING

Knox County, Ohio

13856 Mishey Rd., Fredericktown, OH 43019
George Hartz, Zoning Inspector
Phone: 740-358-0024 Email: berlinzoning@gmail.com

Zoning/Building Permit Application Utility Building

Revised August 27, 2024

For Office Use Only

Date: _____ Permit Number: _____
StormWater Plan Approval: Yes / No StormWater Permit Number: _____
Zoning Certificate (Building Permit) _____ Approved _____ Denied*
(*Reason for denial: _____)
Occupancy Permit Issued: Yes / No Date: _____

Applicant Data

Name: _____
Address: _____
Telephone: Preferred: _____ Alternate: _____

Property Data

Zoning District (circle one): AG R-1 R-2 MHPD C-1
Corner Lot: Yes No (Note: Corner Lots are required to meet the front setback on both streets.)

Site/Structure Data

Setbacks (feet): Front _____ Sides _____ Rear _____
Total enclosed square footage of structure: _____

Fee Calculation

Make checks payable to **Berlin Township**.
The application fee is \$25 and the fees are \$0.10 per Sq Ft.
Sq. Ft. _____ x \$0.10 = _____ + \$25.00 = Total Fee \$ _____

StormWater Management Permit

A stormwater management permit is necessary and is available through the
Knox County Regional Planning office (740)393-6718.

Required Site Plan Data

Incomplete applications will delay the review process.

Two (2) copies of the site plan must be submitted with the application in order to be reviewed.

The Zoning Inspector shall act upon the application within 20 days after the date the application is filed in full compliance.

The Zoning Inspector must issue the Zoning Certificate within 30 days or shall notify the applicant in writing of his refusal and the reasons therefore.

The site plan must include the following:

A North direction arrow.

Actual location, shape, dimensions, and setbacks of the lot to be built upon (or changed)

The exact location, size, and height of any building or structure to be erected or altered

The existing and intended use of each building or structure

Driveway and road access locations; and roads and easements

Septic system and well location

The site plan is not required to be professionally drawn, as long as it contains accurate information.

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

- _____ 1. Right Of Revocation – it is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would cause a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- _____ 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).
- _____ 3. The applicant agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10, and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- _____ 4. Erosion control devices must be maintained throughout construction. Failure to do so constitutes a violation of the zoning resolution and may result in the revocation of the zoning certificate or further legal action.
- _____ 5. The applicant agrees to abide by the Ohio Fire Code, Article 3 (§1301:7-7-03), Section F-301.0, and the appropriate section of the Ohio Revised Code pertaining to open burning.
- _____ 6. The applicant agrees that the Zoning Certificate shall become void at the expiration of twelve (12) months after date of issuance; at which time, if structure is not complete, applicant must reapply for a six month extension and pay same fee as at initial issuance and provide details of project status.

Applicant Signature: _____ **Date:** _____

Applicant Copy - Please Retain for Your Records

6.15 Accessory Buildings in the R-District - AG District:

Accessory buildings shall be a distance of at least fifteen (15) feet from any dwelling situated on the same lot unless an integrated part thereof; at least six (6) feet from any other accessory building and at least twenty (20) feet from any lot lines of adjoining lots which are within an R-1 or AG districts. Buildings must also be behind the front building line of home and at least 50 feet from the road right of way.

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- _____ 6. The applicant agrees that the Zoning Certificate shall become void at the expiration of twelve (12) months after date of issuance; at which time, if structure is not complete, applicant must reapply for a six month extension and pay same fee as at initial issuance, plus provide details of progress on project.

Please note:

- 1. No occupancy, use or change of use shall take place on any parcel of land or in any building until a certificate of occupancy therefore shall have been issued by the Board of Trustees of Berlin Township or an authorized agent.
- 2. A certificate of occupancy shall be issued only when it has been determined the building or the proposed use of the building or land complies with all provisions of this Resolution.