

150.212 Patio Installation, Expansion or Replacement

A) Permitting

- a. Submit a Zoning Permit Application to Village Clerk (with fees and deposit).
- b. Submit neat drawings of proposed work.
- c. Provide a drawing of property lines and building locations.
- d. The Zoning Inspector reviews the application.
- e. There is no need for a separate permit for a patio if it is shown and approved as part of an overall site plan review application.

B) Village Fees

- a. Zoning Permit Application fee required.
- b. Deposits are required to cover direct costs to the Village and provide money for the Village to correct sub-standard or incomplete work (within the R/W). Refer to the Village *Permits and Approvals Fee Schedule* for application and deposit fees.
- c. Deposits may be increased by the Village for complicated or larger projects.
- d. Unused deposits as determined by the Village will be returned upon the Village's approval of the work.

C) Village Standards

- a. The general requirements of Chapter 150 of the Village Code apply to all work covered by this section.
- b. Refer to district regulations (R-1, R-2, CB etc.) for district specific regulations and standards.
- c. Patios shall slope away from structures.
- d. Patios shall not unreasonably direct water to a neighboring property.
- e. Patios shall freely drain to prevent ponding and ice formation.
- f. The Village may require a curbed section or supplemental drainage to prevent ponding and direct water to a suitable location.
- g. Submittals for improvements in zoning districts that employ cohesive layout, design, aesthetic and architectural standards to achieve an inherent look or feel will be subjected to a higher level of architectural and design review to ensure compliance with the definition of the zoning district and maintain the character of the area that current occupants support and expect (e.g. PUD's and Central Business District).
- h. Disturbed areas shall be repaired as needed to ensure full germination within 60 calendar days.

D) Inspections

- a. Provide the Village a 48 hour (2 business days) notice of work to allow a pre-installation inspection.
- b. Inspection by Zoning Inspector.

VILLAGE OF MOGADORE ZONING PERMIT

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: _____

APPLICANT NAME: _____ PHONE: _____ EMAIL: _____

APPLICANT ADDRESS: _____

CONTRACTOR NAME: _____ PHONE: _____ EMAIL: _____

CONTRACTOR ADDRESS: _____

LOCATION OF WORK: _____

TYPE OF CONSTRUCTION: _____

ZONING DISTRICT: _____

ANTICIPATED START DATE: _____ ANTICIPATED COMPLETION DATE: _____

VILLAGE COMMENTS: _____

APPROVED: _____ PERMIT #: _____ DATE: _____

FEE: _____ DEPOSIT: _____ PAID: _____

INSPECTED: _____ DATE: _____

NOTE: VILLAGE INSPECTION FEES AND RESTORATION DEPOSIT MAY BE REQUIRED. INSPECTION FEES AND RESTORATION DEPOSIT ARE BASED ON THE TYPE AND DURATION OF THE WORK BEING PERFORMED.

Application is made for a zoning permit within a Village limits as indicated and in accordance with the following conditions:

1. The applicant agrees to keep this permit on the work site and notify the Village a minimum of 48 hours in advance of any work. The applicant also understands that it is solely responsible to notify OHIO811 a minimum of 48 hours in advance of any excavation. Building permit cards must be displayed on the street side of construction site at all times. The Summit County Building Department will perform all inspections (330-926-2414). No Construction can commence until a building permit is issued by Summit County. Upon building completion, a certificate of occupancy must be issued by the county prior to occupancy of the structure.
2. Applicant will acquire an approved Zoning Permit from the Village prior to applying for a Building Permit from Summit County.
3. If the property is currently or will be served by an on-site septic system, the applicant must provide a copy of the appropriate county health department approval of the existing or proposed system.

APPLICANT SIGNATURE: _____