

150.226 Retaining Walls

A) Permitting

- a. All retaining walls over three feet in height require a zoning permit. If applicable, submit a Zoning Permit Application to Village Clerk (with fees and deposit).
- b. Submit neat drawings of proposed work.
- c. Dimensions, location and offset from property lines and existing/proposed structures shall be indicated within the application materials.
- d. The Village Engineer reviews the zoning application.

B) Village Fees

- a. Driveway 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 contractor performing excavations within the Village is required to contact OUPS, OGPUP, 811 or individual utilities as required to locate and protect underground facilities. Record drawings are not exact and care should be used when excavating near utilities shown on plans or marked in the field. The Village should be contacted directly for the location of storm sewers.
- b. Retaining walls shall not unreasonably direct water to a neighboring property.
- c. Walls built to permanently retain or support adjoining earth or rock shall be constructed of approved masonry, plain or reinforced concrete. Corbeled retaining walls constructed of dry, solid concrete, stone or other material, may be permitted if approved by the Village Engineer.
- d. Disturbed areas shall be repaired as needed to ensure full germination within 60 calendar days.
- e. The Village Engineer may require that a structural analysis and soil analysis certified by a qualified professional be provided.
- f. Railing is required when the height difference between corresponding grades is thirty inches or more.

D) Inspections

- a. Provide the Village 48 hour (2 business days) notice of work to allow scheduling of inspection.
- b. Inspection by Zoning Inspector or Village Engineer.
- c. Inspection during placement possible.

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: _____