



Structure Permit Application

City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
(937) 233-1423 (937) 233-1272 Fax
www.hhoh.org

| |
|-----------------------------|
| Office Use Only |
| Permit # _____ |
| Authorized Signature: _____ |

Date: _____ Fee: \$30.00 ([Click here for online payment](#))

Applicant Name: _____

Project Address: _____

Phone #: _____ Contact Person: _____

Email Address: _____

Type of Structure Proposed: See back for definitions of structures

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Accessory Building* | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Pergola | <input type="checkbox"/> Room Addition-Rear* |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Patio Enclosure | <input type="checkbox"/> Pool- Above Ground | <input type="checkbox"/> Room Addition-Side* |
| <input type="checkbox"/> Carport | <input type="checkbox"/> Patio Cover- Front | <input type="checkbox"/> Pool- In Ground | <input type="checkbox"/> Temp. Dumpster |
| <input type="checkbox"/> Garage- Attached* | <input type="checkbox"/> Patio Cover- Rear | <input type="checkbox"/> Pool- Inflatable | <input type="checkbox"/> Temp. Storage/P.O.D. |
| <input type="checkbox"/> Garage- Detached* | <input type="checkbox"/> Patio Cover- Side | <input type="checkbox"/> Room Addition-Front* | <input type="checkbox"/> Tower- Residential Use |

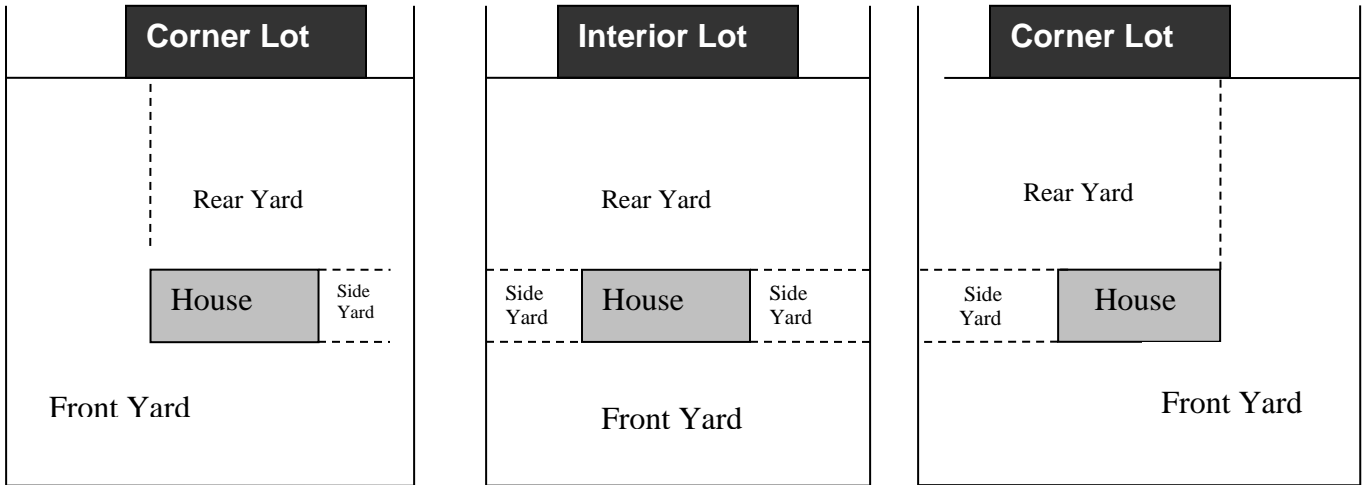
*Note: Structures over 200 sq. ft. and/or with a foundation also must have site and construction plans, drawn to scale, submitted to Montgomery County Building Regulations, phone 937-225-4622.

Proposed Structure:

Estimated Cost: \$ _____ Contractor Name: _____

Size: Length: _____ Width : _____ Height : _____ Total Square Footage: _____

Setbacks: Rear Yard: _____ Side Yard: _____ Side Yard: _____ Front Yard: _____



Sketch where structure is to be placed in rear yard.

ALL ACCESSORY STRUCTURES MUST BE LOCATED IN REAR YARD

All fees are due upon submittal of application. Application fees are NON-REFUNDABLE!

Application is hereby made for zoning certificate, and the statements herein are made a part thereof. It is understood and agreed by the applicant that any error, misstatement or misrepresentation of fact or expression of fact, either with or without intention on the part of the applicant, such as might, or would, operate to cause the issuance of a permit in accordance with this application, shall constitute sufficient ground for the revocation such permit at any time. The applicant is responsible for Third party and/or in-house professional costs incurred by the City for legal and engineering services. The fee schedule for legal and engineering services is available upon request. (Ordinance 87-O-231, Effective 4/2/87) (Ordinance 87-O-272, Effective 11/21/87)

Applicant Signature: _____ Date: _____ / _____ / _____

Amount Paid: _____ Cash or Check # _____ Received By _____ Receipt # _____

Definition of Structure Types:

1125.02 ZONING CERTIFICATES AND OCCUPANCY PERMITS.

(a) Prior to the beginning of work pertaining to the erection, construction, reconstruction, moving, alteration or addition to any building, structure, or sign, a zoning certificate shall be secured from the Zoning Office by the owner or the owner's agent. The repainting or recovering of an existing sign for which a valid certificate has been issued does not require a new certificate. (Case 8, 3-1-82) The zoning certificate shall state that the proposed project, as shown by the plans and specifications filed with the Zoning Office, is in compliance with the provisions of this Zoning Ordinance.

1. Accessory Structures- 1123.01 a subordinate building in any R, B, A, P-PD, or I district located on the same lot occupied by the main building, the use of which is incidental to that of the main building or to the use of the land. A trailer shall not be considered an accessory building. Accessory structures may not exceed one and one-half (1 ½) stories or fourteen (14) feet in height and are permitted only in a rear yard and not within five (5) feet of the side and rear lot lines. In order for any structure to be classified as an accessory structure, it shall be at least five (5) feet from any permanent structure.

2. Alteration- 1123.105 Any change in the supporting members of a building or structure such as walls, columns, beams, girders, floor joists, roof joists or in the exterior walls.

3. Carport- 1123.25 a roofed shelter for an automobile or similar motor vehicle which is permanently open on at least two (2) sides and is no taller than fourteen (14) feet. The shelter must be located in the side or rear yard. No part of the structure may be closer than five (5) feet to the side property line and/or ten (10) feet to the rear property line (sec 1151A.06(d)) and must cover an impervious parking surface. This shelter shall be attached to the dwelling or accessory structure and shall not project beyond the front building line of the dwelling. (Ord. 2016-0-2217. Passed 5-9-16.)

4. Garage- (Attached, Detached) 1123.47 A building used for the storage or housing of motor-driven vehicles owned or operated by the members of family's resident upon the premises.

5. Patio Cover- (Rear, Front, Side) 1123.87 A projection out from a building to cover an area used for outdoor living or entry way. No vehicle, car or similar vehicle may be stored or parked under this projection.

6. Patio- Enclosure- 1123.40 An enclosed area immediately adjacent and connected to a structure which is not constructed nor intended as livable area. Such structures may be enclosed by screens or windows which shall compose at least fifty percent (50%) of any outside wall.

7. Pool (above ground, in ground, inflatable) - 1181.11 The pool is intended and is to be used principally for the enjoyment of the occupants of the principal use of the property on which it is located. The pool shall not be located closer than ten (10) feet to any property line. Such distance shall be measured from the edge of the pool. Accessory buildings associated with the pool operation shall maintain the minimum side and rear yard setback requirements. **1123.106** as regulated herein, means any pool, pond, lake or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than two (2) feet.

8. Room Addition- (Front, Rear, Side) - 1125.02 Prior to the beginning of work pertaining to the erection, construction, reconstruction, moving, alteration or addition to any building, structure or sign, a zoning certificate shall be secured from the Zoning Office by the owner or the owners agent. One (1) copy of such plans shall be returned to the owner when such plans shall have been approved by the Zoning Office, together with such zoning certificate as may be granted. All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on actual survey. The lot and the location of the building thereon shall be staked out on the ground before construction is started.

9. Tower-TV/CB- 1198.01 means a tower, structure or similar device erected for the purpose of and/or used for broadcasting, receiving, or relaying television or radio signals but excluding, for purposes of this chapter, satellite dishes, satellite towers and related equipment installed on a residential property and used for residential purposes. **1198.04** Radio and television towers and equipment may be permitted as accessory uses in R, EP, PR, and A districts subject to the following standards and conditions: (a) Radio and television towers shall not exceed 50 feet in height. (c) Any such towers must be located in the rear yard of the property upon which it is located.