



CITY OF AVON

Building Department

36600 Detroit Road · Avon, OH 44011 · Phone (440) 937-7811 · Fax (440) 937-7824 · www.cityofavon.com

OUTDOOR LIVING

PATIO – GAZEBO – PERGOLA - ROOF OVER DECK OR PATIO - OUTDOOR KITCHEN – OUTDOOR FIREPLACE - FIREPIT

Zoning Review Fee: \$25.00

Building Permit Fees:

Base Fee \$60.00

(Additional fees may be assessed depending on scope of Project)

\$25.00 Occupancy Fee

(May be assessed to the Building Permit)

+1% OBBS Fee

Ordinance 1262.08

Check with Homeowners Association prior to submitting plans to the Building Department

- **Requirements for Outdoor Living Space Permit:**

- ✓ Submit a complete Zoning Permit Application
 - Pay initial \$25.00 Zoning Review Fee
- ✓ Provide Site Plan, (TOPO), showing location of the project – patio /patio or porch roof pergola /gazebo /outdoor kitchen /grill /fireplace /fire pit, on property.
- ✓ Submit **complete** Building Permit Application and 2 sets of drawings

- **For Patio /Patio or Porch Roof /Pergola /Gazebo /Outdoor Kitchen /Fireplace /Fire Pit**

- ✓ **Provide two (2) copies of the Outdoor Living Space construction drawings with the following information:**

Patio and Concrete Porch Construction

- Square footage of patio
- Pavers over concrete base or a cinder base (**BOTH REQUIRE PERMITS**)

Roof over Patio, Deck or Porch /Pergola /Gazebo

- **Complete drawings** of roof /pergola /gazebo /deck or porch
- Height of roof
- Post depth and spacing (*posts must be set at least 36" below grade*)
- Include electric drawing for lights, fans, outlets

Outdoor Kitchen /Fireplace /Fire Pit

(Avon Fire Department Fire Code Enforcement information attached)

- **Complete drawings** of outdoor space (*label areas on drawings*)
- Include if applicable: waterlines, drains, electric, gas line

- **Applicant will be contacted with approval and fees or rejection of project submittal after the Zoning & Building Reviews are complete.**

- ✓ Applicant will either be alerted to pick-up permit **OR** submit missing information to the Building Department.

Fee: \$ 25.00 (Ord. No. 125-24)

Receipt # _____

By: _____



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Application for Zoning Permit ~ ZONING PERMIT PLAN REVIEW NUMBER _____

() Residential () Commercial () Industrial () Special Use () Variance

PROJECT DESCRIPTION / <i>The undersigned hereby applies for a permit to perform the following work:</i>		
<i>Total Square Footage (house /garage /other)</i>	<i>Construction Type:</i>	<i>Use Group:</i>
<i>Total Estimate Cost</i> \$	<i>(Note: This estimate will not affect cost of permit)</i>	

PROPERTY INFORMATION / JOB SITE	
<i>Address:</i>	
<i>Permanent Parcel Number:</i>	<i>Zoning Classification:</i>
<i>Development Name, if applicable:</i>	

OWNER INFORMATION	CONTRACTOR INFORMATION
<i>Name:</i>	<i>Name:</i>
<i>Address:</i>	<i>Address:</i>
<i>City , State/ Zip Code:</i>	<i>City , State/ Zip Code:</i>
<i>Email:</i>	<i>Email:</i>
<i>Phone:</i>	<i>Phone:</i>

Signature of Applicant/Agent: _____ Date: _____

The above application for Zoning Permit has been reviewed for compliance with ACO Chapter 12, Planning & Zoning Codes

By _____
Jill Clements, Zoning Enforcement Officer

Date _____

By _____
Emily Hanson, C.B.O / Floodplain Administrator

Date _____

and was: () Approved () Denied () Referred to Zoning Board of Appeals () Other

ACO 1226.04 This Zoning Permit expires on _____ unless construction begun or an extension has been granted by the Zoning Enforcement Officer.

Description/Comments _____

Avon, Ohio Code of Ordinances

1262.08 ACCESSORY USE REGULATIONS.

(c) Minimum Yard Requirements for Accessory Structures. All accessory structures, other than accessory buildings regulated in division (a) and (b) of this section shall be located as set forth in Schedule 1262.08(c), provided that such accessory structure complies with all other accessory use regulations set forth in this section.

Schedule 1262.08(c) <u>MINIMUM YARD REQUIREMENTS FOR ACCESSORY STRUCTURES</u>				
Use	<u>Yard in Which Structure Is Permitted</u>	<u>Setback from Lot Line:</u>		
		<u>Side</u>	<u>Rear</u>	<u>Front</u>
(1) Unenclosed entrance, deck or patio ^(a)	Front, Side, Rear	5 feet	5 feet	50 feet
(2) Supplemental paved area for parking or outdoor storage of vehicles ^(b)	Front, Side, Rear	5 feet ^(d)	5 feet	20 feet ^(g)
(3) Driveway ^(c) , sidewalk	Front, Side, Rear	5 feet	5 feet	0 feet
(4) Swimming pools	Side, Rear	10 feet	10 feet	
(5) Basketball hoops (poles/backboards)	Front, Side, Rear	0 feet	0 feet	12 ^(f) feet
(6) Outdoor recreational equipment	Side, Rear	10 feet	10 feet	
(7) Ice rinks	Side, Rear	10 feet	10 feet	
(8) Fences, walls	Front, Side, Rear	0 feet	0 feet	0 feet
<u>Notes to Schedule 1262.08(c).</u> (a) Including but not limited to, stairs, ramps, platforms, landings, porches and patios, not extending above the first floor. Any entrance feature designed specifically to aid and assist the handicapped, as defined in Chapter 1222, shall be excluded from the requirements of this Section. (b) See also Section 1292.19. (c) In cases of side-load garages, the setback from the adjoining property line facing the garage shall be two feet. (d) Setback from adjoining property line in the area between the front lot line and the building line shall be two feet. (e) Except for basketball hoops, poles and backboards as set forth in Subsection (5). (f) Or half the distance between the legally established front yard building line and the right-of-way, whichever is greater. (g) Ten feet for houses set back less than 40 feet from right-of-way.				



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Date Received: _____

Plan Approval # _____

City Of Avon Application for Residential Plan Approval

PROJECT LOCATION: (RCO 107.2.2)

RCO 105.1 & 107.2

Street Address _____ Permanent Parcel # _____ S/L # _____

City _____ Zip Code _____ County _____

Is this project/building located in the flood plain?

___ Yes

___ No

Has the flood plain administrator been contacted for requirements?

___ Yes

___ No

SCOPE OF THE PROJECT: (RCO 107.2.1)

___ Building General ___ Raze ___ Electrical

___ Fence over 6' tall ___ Sprinkler System ___ Plumbing

___ Accessory Structure ___ Other : _____ ___ Mechanical

PROJECT DETAILS

Proposed Project Sq. Ft. _____

Garage Sq. Ft. _____

Basement Sq. Ft. _____

Estimated Cost for Project \$ _____

TYPE OF PROJECT:

___ New Building Construction ___ Alteration/Addition ___ Accessory Building ___ Repair/Maintain Replacement

___ Request Existing Bldg C of O

DESCRIPTION OF WORK:

BUILDING OWNER INFORMATION: (RCO 107.2.4) (Homeowner/Property Owner)

Name _____ Phone _____ E-Mail _____

Street Address _____ City _____ State _____ Zip _____

APPLICANT INFORMATION: (Owner or Owner's authorized agent) (RCO 107.2.4) (Contractor)

Applicant _____ Phone _____ E-Mail _____

Street Address _____ City _____ State _____ Zip _____

Signature Applicant/Agent: _____ Date _____

I hereby agree to the conditions of this Application for Building Permit and to comply with all Ordinances of the City of Avon, all Ordinance, and the Law of the State of Ohio, relating to work to be done there under.

APPROVED: _____ DATE _____

City of Avon Building Official

Permit Fee: \$ _____ OBBS 1% \$ _____

Occupancy Fee: \$ _____ Total Permit Fee \$ _____

NOTES:



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Non-Residential & New Residential Permit

Special Note Regarding Contractors and Sub-Contractors

A complete list of contractors and subcontractors that will work on the proposed project will need to be submitted on separate form as part of the permit application package.

Failure to complete *each* line of the new form with the subcontractors' names will be considered to be an incomplete application, resulting in a delay or denial of the permit. For instance, if the 'homeowner' is to perform the work, note the word 'homeowner' on that line. If the trade does not apply to the proposed project, write 'N/A'.

It is imperative to check with your subcontractors or the City to verify registration is valid for the current calendar year. The City will not issue a permit to unlicensed contractors. Work may not commence until a permit has been issued. For your convenience, contractor registration packets are available on the City of Avon's website (www.cityofavon.com) or by contacting the building department.

Should you have any question(s) please contact the City of Avon Building for more information at (440) 937-7811.



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Address of proposed project _____

Street Number

Street Name

Sub Lot Number

Description of proposed project: _____

Example: Single family dwelling, deck, shed, patio, driveway

I do hereby understand that contractors & subcontractors whose work requires a permit are required to be bonded and insured and have a valid certificate of registration issued by the City of Avon for any project. I further understand that all general contractors, contractors and/or sub contractors that work on this project are required to be registered with the Regional Income Tax Agency prior to the issuance of any construction permits regardless of the project value.

Use of unregistered or unlicensed contractors or subcontractors may result in work stoppage, court citation or both.

Below are all of the subcontractors' that will work on this project:

TRADE	CONTACT	CONTRACTOR COMPANY NAME	EMAIL	PHONE NUMBER
GENERAL				
EXCAVATOR				
FOUNDATION				
WATERPROOFING				
ELECTRICAL				
PLUMBING				
FRAMING				
FINISHED FRAMING				
INSULATION				
DRYWALL				
ROOFING				
SIDING				
HVAC				
CONCRETE				
MASONRY				
LANDSCAPING				
FLOORING				
GARAGE DOORS				
PAINTING				
SECURITY				
OTHER				

****Whoever secures the permit for the above captioned project is also responsible in notifying the Building Department of any changes in contractor information as submitted above.***

Applicant's name printed: _____

Date: _____

Signature: _____



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www.cityofavon.com



Fire Department

36185 DETROIT ROAD AVON, OHIO 44011 (440) 934-1222 FAX (440) 934-3531

Fire Chief
David Swope

July 07, 2021

To whom it may concern,

The following are the Ohio Fire Codes (OFC) that are related to wood fire and controlled fire pits via LPG (Propane) or Natural Gas. The Avon Fire Department has adopted and enforces these codes which are the minimum restrictions allowed:

OFC 1301:7-7-03

Recreational fire (def.) an outdoor fire that is fueled by wood as opposed to a controlled fuel (LPG, NG). The wood shall be dry and seasoned. The total fuel area shall be restricted to 3ft and no more than 2 ft. or less in height.

307.4.2(b) Recreational Fires. Recreational fires shall not be conducted within 25 feet of a **structure or combustible material**. Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition. This includes both permanent and portable outdoor fireplaces (UL listed purchased container).

307.5 Attendance. Any and all open burning must be constantly attended until the fire is extinguished. An extinguishment agent must be present at the burning location (fire extinguisher, garden hose, water can etc.)

All controlled fuel (LPG, NG) recreational fires shall be a minimum distance of **15** feet from a **structure only**. An emergency shut off away from the source or per manufacturers recommendations must be provided and approved by the Avon Building Department.

The Avon Fire Department strongly recommends that recreational fires are fueled by LPG or NG and not wood burning. Open burn complaints from neighbors with smoke going onto their property and into their homes are received often. Unfortunately these are considered "Nuisance Complaints" which are investigated by the fire department immediately. The results of these nuisance complaints are an immediate extinguishment and a warning is given to the home owner. A second nuisance complaint results in a citation which will be given by AFD and APD.

Any further concerns or questions in this matter please contact the Avon Fire Prevention Bureau (FPB) at (440) 934-7347.