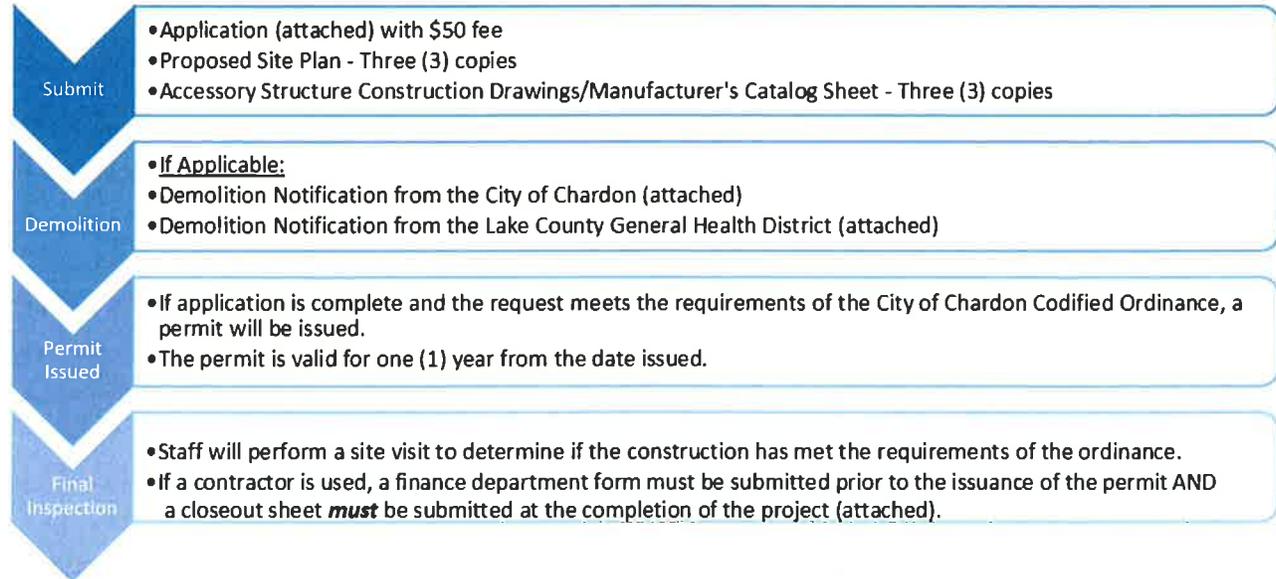




City of Chardon Planning and Zoning Department

Accessory Structure Guide



Regulations

<u>Location</u>	<u>Height</u>	<u>Maintenance</u>
Accessory structures are permitted in the rear yard. The accessory structure must be a minimum of three (3) feet from the side and six (6) feet from the rear property lines, with a minimum of ten (10) feet of separation from the principal building.	The maximum height of accessory structures is twenty (20) feet.	All accessory structures shall be structurally sound and maintained in good condition.

Geauga County Building Department (440) 279-1780 • www.co.geauga.oh.us

Building Permits must be obtained from the Geauga County Building Department for accessory structures 200 square feet or larger.

If applicable, Demolition Permits must be obtained from the Geauga County Building Department.

Additional Regulations can be found in Codified Ordinances Section 1133.



ZONING CERTIFICATE APPLICATION
City of Chardon Planning & Zoning Dept.
111 Water St, Chardon, Ohio 44024
Phone: (440) 286-2654 Fax: (440) 286-5541

Application: _____
Date: _____
Fee: _____

Property Address: _____ Chardon OH 44024
 Permanent Parcel No. _____ Subdivision _____ Lot# _____

Applicant: _____	Phone () _____
Address _____	City _____ ZIP _____
Email: _____	
Property Owner: _____	Phone () _____
Address: _____	City _____ ZIP _____
Contractor: _____	Phone () _____
Address _____	City _____ ZIP _____
Email: _____	Days on Job: _____

APPLICATION FOR:

- | | |
|---|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Commercial Construction / Addition
Name & Type of Business: _____ |
| <input type="checkbox"/> Two Family Dwelling | <input type="checkbox"/> Industrial Construction / Addition
Name & Type of Business: _____ |
| <input type="checkbox"/> Residential Addition | <input type="checkbox"/> Occupancy
Name & Type of Business: _____ |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Shed | |
| <input type="checkbox"/> Pool | |
| <input type="checkbox"/> Fence | |
| <input type="checkbox"/> Garage | |

Proposed Building Height: Stories: _____ Feet: _____ Total Area: _____ Sq. Ft.
 Lot Coverage (buildings only): _____ % Estimated Construction Cost: _____

Applications for residential, commercial and industrial construction/additions shall be accompanied by site plans conforming to Chapter(s) 1100-1161 of the Codified Ordinances the City of Chardon Municipal Standards for Plan Content.

Applications for decks, sheds, pools and fences shall be accompanied by a site plan showing the proposed location of the structure and the setbacks from all property lines.

To the Zoning Inspector of the City of Chardon:
The undersigned hereby applies for a Zoning Certificate for the proposed use. The undersigned certifies that the statements in the application and documents or plans attached thereto are correct and accurate representations of the project to the best of his/her knowledge.

Signature: _____ Date: _____

This project is subject to Municipal Tax Regulations. A closeout sheet may be required to be submitted to the City of Chardon's Finance Department upon completion of the project stated on the application.
 Initial: _____

APPROVED / DENIED BY: _____ **DATE:** _____
 Zoning Inspector

District: _____ Planning Commission Date: _____ **Closeout Sheet Required: YES/NO**

Address: _____

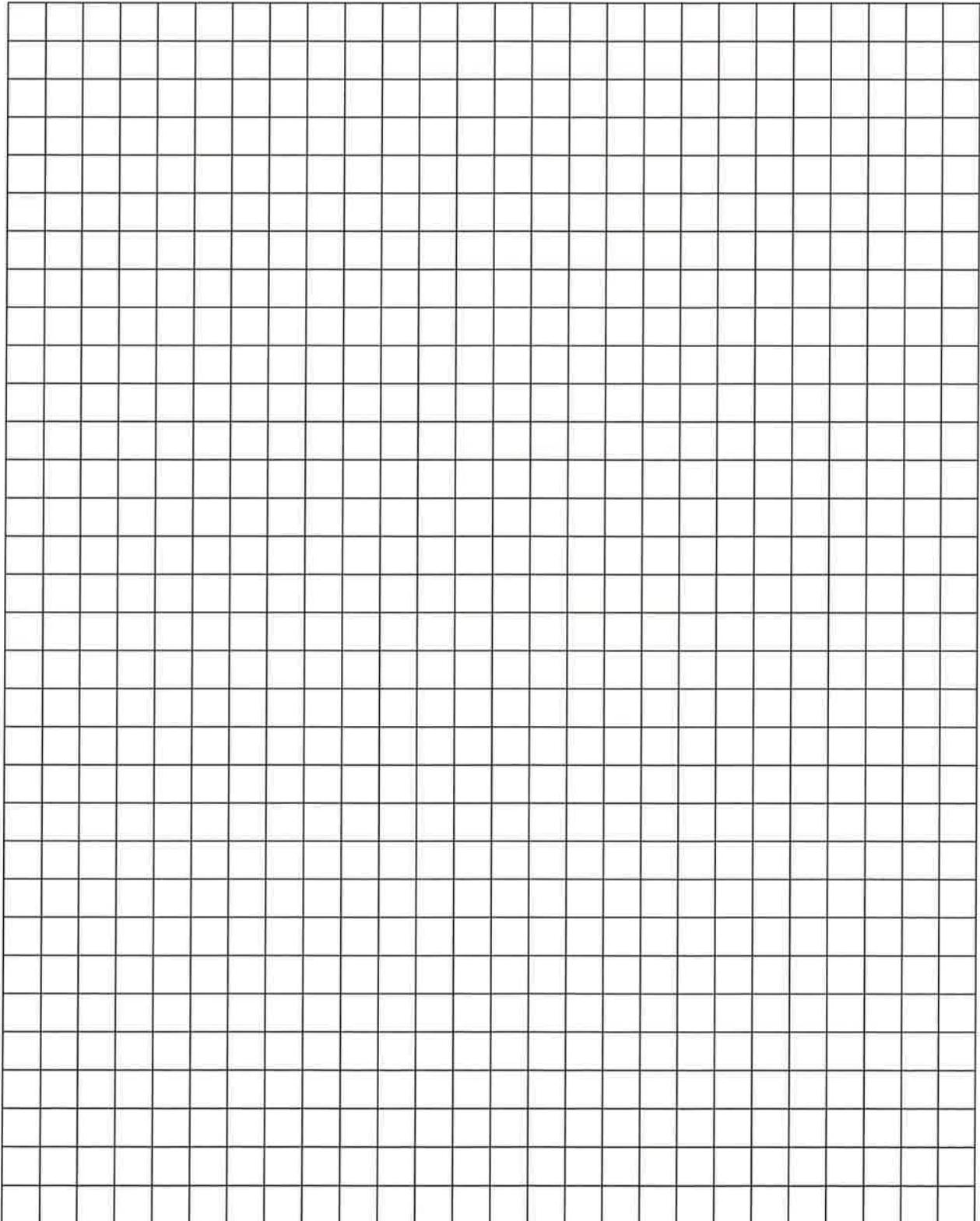
Type of Permit: _____

Name of Preparer: _____

Preparer's Contact # _____

Draw an arrow to indicate
which direction is North.

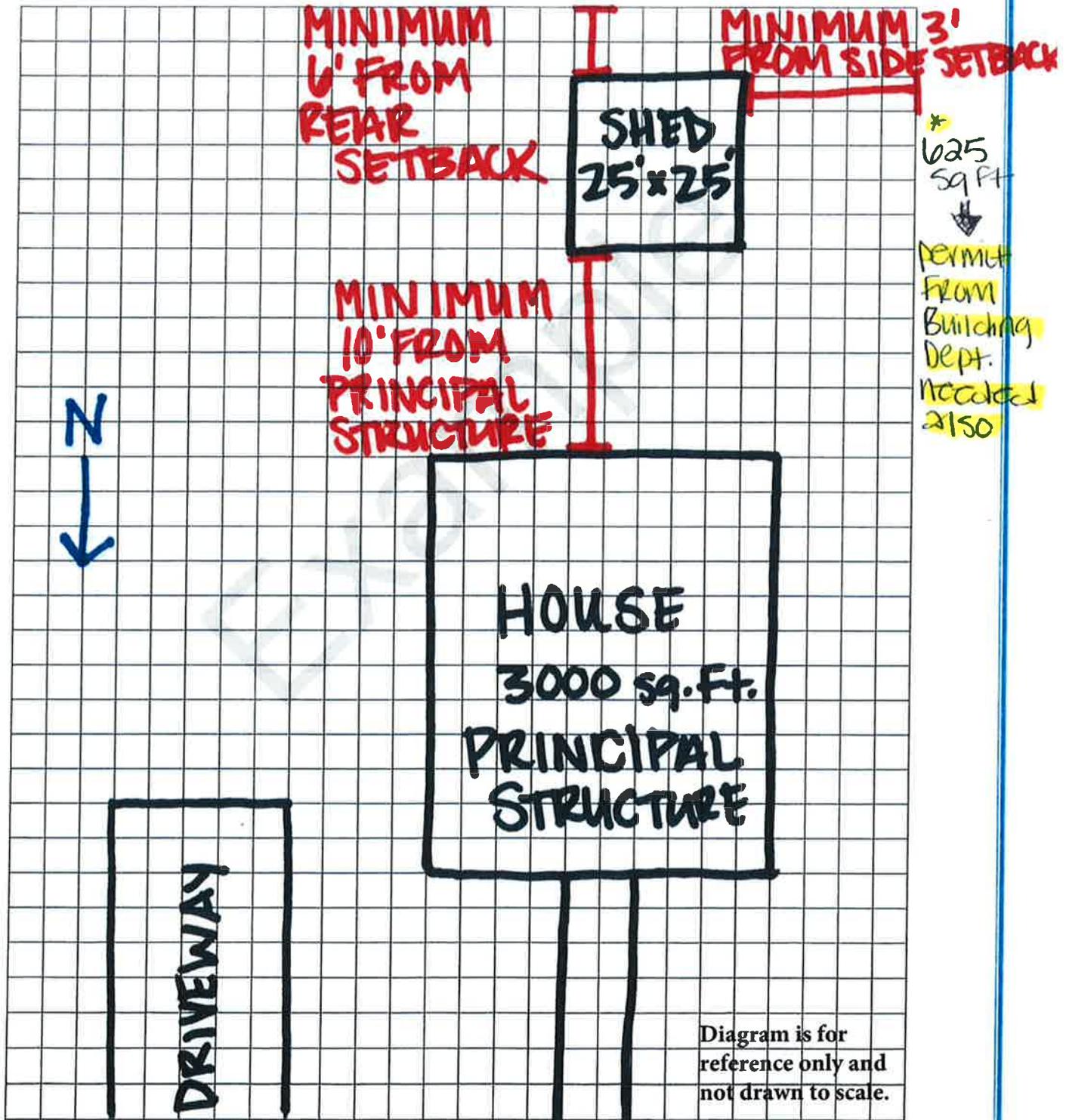
Scale: $\frac{1}{4}$ inch (one square)
equals 5 feet.



Address: 123 Any Street
Type of Permit: Accessory Structure
Name of Preparer: _____
Preparer's Contact # _____

Draw an arrow to indicate which direction is North.

Scale: 1/4 inch (one square) equals 5 feet.





DEMOLITION NOTIFICATION
 City of Chardon Public Service Department
 111 Water Street, Chardon OH 44024
 Phone: (440) 286-2655 Fax: (440) 286-5541

Job Location

No.: _____ Street: _____ Bldg: _____

Scheduled Demolition Dates: Start: ____/____/____ Completion: ____/____/____

Applicant Identification

Applicant: _____ Company: _____ Phone No.: _____

Street: _____ City, State & Zip: _____

_____ OEPA Notification of Demolition (Stamped & Signed)

_____ License Bond (\$5,000 Minimum)

_____ Certificate of Insurance Liability (Minimum)

Bodily Injury	\$100,000/\$300,000
Property Damage	\$50,000

Please contact Lake/Geauga Air Pollution Control at: (440) 350-2543 for more information. The Applicant **MUST** submit a copy of a STAMPED and SIGNED OEPA Notification of Demolition from prior to demolition.

Abandonment of Service: Please contact the Water and Sewer Department at (440) 286-2657 at least three (3) days prior to the commencement of any work within the public right-of-way to schedule inspections. Property Owner or Contractor are required to disconnect the water service and sanitary sewer service laterals for the property at the point of tap-in on the City main lines in accordance with City Ordinance 927.75 and 925.75.

Water and Sewer Disconnect: Start: ____/____/____ Completion: ____/____/____

Inspection: _____ Approved: _____ Denied: _____

Inspected By: _____ Date: ____/____/____

I, the undersigned, am acting as an authorized agent of the Owner.

Applicant's Signature: _____ Date: ____/____/____

Property Owner's Name: _____ Phone No.: _____

Street: _____ City, State & Zip: _____

I, the undersigned, give permission to the above named Applicant to perform the proposed demolition below.

Owner's Signature: _____ Date: ____/____/____



LAKE COUNTY GENERAL HEALTH DISTRICT
NOTIFICATION OF DEMOLITION AND RENOVATION
RESIDENTIAL ONLY

Operator Project #	Postmark	Date Received	Notification #
I. Type of Notification (check one): <input type="checkbox"/> Original <input type="checkbox"/> Revised <input type="checkbox"/> Canceled			
II. Facility Description (include building name, number, and floor or room number)			
Building Name: _____			
Address: _____			
City: _____ State: <u>Ohio</u> Zip Code _____ County _____			
Site Location (specific): _____			
Building Size (square foot): _____ # of Floors: _____ Age in Years _____			
Present Use: _____ Prior Use: _____			
III. Type of Operation (check one): <input type="checkbox"/> Demo <input type="checkbox"/> Ordered Demo <input type="checkbox"/> Renovation <input type="checkbox"/> Emergency Renovation <input type="checkbox"/> Fire Training			
IV. Facility Information			
Owner Name: _____			
Address: _____			
City: _____ State _____ Zip Code _____			
Contact: _____ Phone _____ Fax _____			
Is the demolition part of a larger project <input type="checkbox"/> Yes <input type="checkbox"/> No			
Has the property ever been used for commercial purposes: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Is this structure a rental having 4 or more units <input type="checkbox"/> Yes <input type="checkbox"/> No			
V. Waste Disposal (Must be completed)			
Name: _____			
Address: _____			
City: _____ State _____ Zip Code _____			
Contact: _____ Phone _____ Fax _____			
VI. I acknowledge the existence of laws prohibiting the submission of false or misleading statements and I certify that facts contained in this notification are true, accurate, and complete.			
_____ Signature of Owner/Operator		_____ Date	_____ Type or Print Name and Title

Understanding the Asbestos Notification Requirements for Facility Demolition and Renovation Activities

Introduction

In 1990, Ohio EPA adopted regulations in Ohio Administrative Code (OAC) 3745-20 for controlling asbestos emissions from demolition and renovation projects. In 2002, these regulations were updated to be consistent with U.S. EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) standards for asbestos.

The regulations require that contractors do several things, such as provide a notification, conduct thorough inspections to determine the presence of asbestos, follow specific work practices and ensure proper disposal of asbestos-containing material.

As a contractor, it is very important that you are aware of and in compliance with these requirements at your work sites. Non compliance can mean violations and a penalty for your business. The focus of this fact sheet is the notification requirement for demolition and renovation activities.

In 2003, a demolition contractor in Northeast Ohio was fined \$7,000 for failing to complete an asbestos notification.

Demolition and renovation activities at a facility

Under the regulations, you are required to notify Ohio EPA if you are conducting demolition or renovation activities at a **facility**. A facility is any institutional, commercial, public or industrial structure, or any operation involving the renovation/demolition of multiple residential structures identified by an owner or operator within a scheduled period of time. A ship or any active or inactive waste disposal site is also considered a facility.

The definition of facility also includes some residential structures, such as condominiums or individual dwelling units that are operated as a residential cooperative. Activities at residential buildings that have four or fewer dwelling units do not require notification, unless the units are part of a larger installation, as described later in this fact sheet.

What is the difference between demolishing a facility and renovating it?

Demolition and renovation are defined in the regulations. You demolish a facility when you remove or wreck any load-supporting structural member of that facility or perform any related operations. You also demolish a facility when you



burn it. You renovate a facility when you alter any part of that facility in any other manner. Renovation also includes stripping or removing asbestos from a facility.

If I renovate several two-family units, are the units defined as a facility?

A residential building with four or fewer dwelling units is not considered a facility, unless it is part of a larger installation. Examples of what may be considered part of a larger installation include, but are not limited to:

- an army base;
- company housing;
- apartment or housing complex;



Understanding the Asbestos Notification Requirements for Facility Demolition and Renovation Activities

- homes which are demolished as part of an urban renewal project, a highway construction project or a project to develop a shopping mall; and
- an apartment which is an integral part of a commercial facility.

Do demolition and renovation activities at a private, single-family residence require notification?

For most situations, no. However, if you are converting a single-family home into a nonresidential structure, the renovation requires notification. For example, if someone buys a house and converts it into a store, the renovation must be done in compliance with the asbestos regulations.

**** IMPORTANT ****

All demolitions at a facility require notification, even if no asbestos is present.

What is the asbestos notification process and when is it submitted?

A notification is a written notice of the intent to renovate or demolish. Some contractors are not aware that every demolition project at a facility requires an asbestos notification, regardless of whether asbestos is involved.

The notification requirement is different for facility renovation activities and is dependent upon the amount of regulated asbestos-containing material (RACM) at the site. For renovations, a notification must be submitted if the amount of RACM disturbed exceeds 260 linear feet on pipes, 160 square feet on other facility components or 35 cubic feet off facility components.

Ohio EPA has developed one notification form that is used for either demolition or renovation activities. The form must contain information such as the project's scheduled start and end date, the site location, the names of operators or asbestos removal contractors, methods of removal and the amount of asbestos.

The notification must be sent by mail (postmarked) or hand-delivered at least 10 working days (Monday-Friday excluding weekends) before operations begin. The notification form goes to either the Ohio EPA district office or local air pollution control office in your area. Phone and fax notifications are not acceptable for original notification.

If information in the initial notification changes, you may be required to inform the local office of these changes by phone or fax and send in an amended written notification. The amended notification must be sent no later than one working day following discovery of the change. Examples of changes requiring amended written notification are:

- when the amount of regulated asbestos-containing material affected by the demolition or renovation operations changes by at least 20 percent;
- any deviation in the methods to be used for asbestos removal or disposal;
- any change in the owner or operator;
- any change in the name and location of the selected waste disposal site; and
- any change in dates of asbestos stripping or removal operation or demolition operation.

For an emergency demolition or renovation project, notification must be made as soon as possible but no later than the following day.

Emergency demolition means any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse. Emergency renovation means a renovation operation that was not planned but results from a sudden, unexpected event that, if not immediately attended to, presents a safety or public health hazard, is necessary to protect equipment from damage, or is necessary to avoid imposing an unreasonable financial burden.

Understanding the Asbestos Notification Requirements for Facility Demolition and Renovation Activities

Who is responsible for submitting a notification?

Either the owner of the building or the demolition/renovation contractor can submit the notification. Usually, the two parties decide together who will notify. Either one or both parties can be cited in violation if no or inadequate notification is provided.

What other requirements apply?

It's also important to know that under the Ohio Department of Health (ODH) regulations, you must have a certified asbestos hazard evaluation specialist identify any asbestos-containing material and determine the appropriate asbestos management plan for the site before conducting any renovation or demolition. ODH licenses and certifies companies and individuals involved with asbestos abatement.



For more information, contact the ODH Asbestos Program at (614) 466-0061, or visit the ODH Asbestos Program's website at www.odh.ohio.gov/odhPrograms/dspc/asbes1/asbestos1.aspx.

Where can I take Regulated Asbestos Containing Material?

Ohio EPA's Division of Air Pollution Control's (DAPC) website maintains a list of landfills that are permitted to accept regulated asbestos containing material at www.epa.ohio.gov/dapc/atu/asbestos/asb_land.aspx.

Additional Resources

U.S. EPA Asbestos website
www.epa.gov/asbestos/

U.S. Department of Labor, Occupational Safety & Health Administration Asbestos website. www.osha.gov/SLTC/asbestos/index.html

Ohio Department of Health, Asbestos Program website.
www.odh.ohio.gov/odhPrograms/dspc/asbes1/asbestos1.aspx

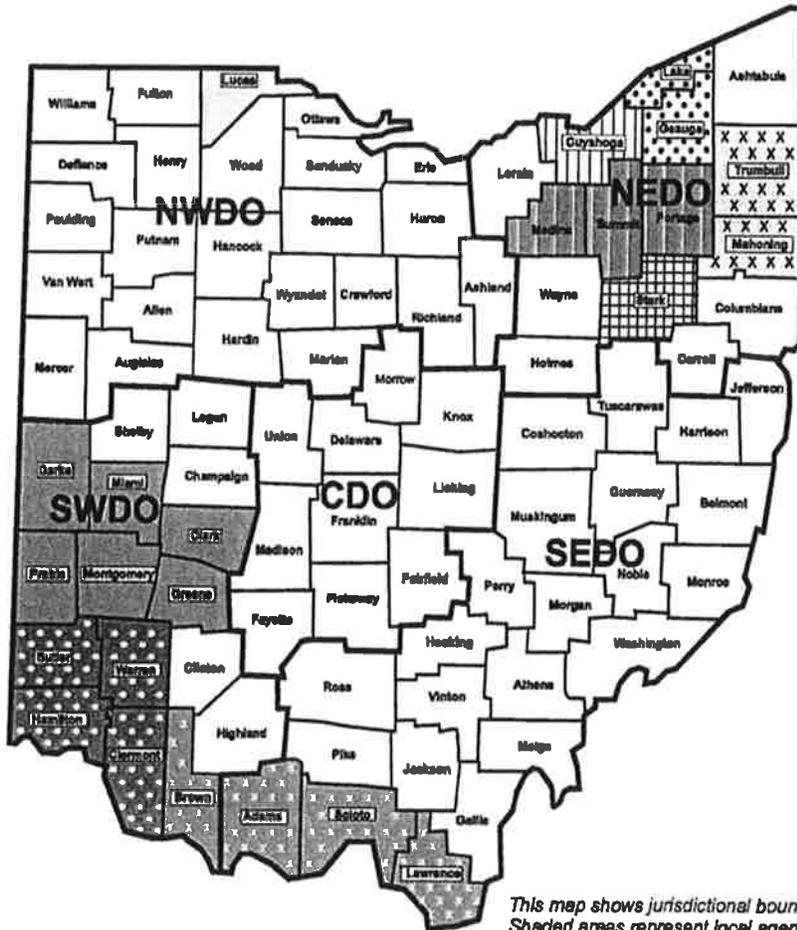
Where can I get more help?

Providing the proper notification is just one of many requirements that contractors must follow when working on job sites that may involve asbestos. However, it is an important first step toward compliance. Ohio EPA's notification form and instructions are available through DAPC's website at www.epa.ohio.gov/dapc/atu/asbestos/asbestos.aspx.

For more information about the asbestos requirements, including notification, record keeping, waste handling, shipment and emission controls, visit the DAPC website for a copy of the regulations. If you have additional questions, contact your district office or local air agency on page four of this fact sheet.

Understanding the Asbestos Notification Requirements for Facility Demolition and Renovation Activities

Asbestos Contact List - District Offices/Local Air Agencies Jurisdiction Map



This map shows jurisdictional boundaries. Shaded areas represent local agencies within Ohio EPA districts.

OhioEPA

District Offices

- CDO Central District Office**
50 West Town Street, Suite 700
Columbus, OH 43215
(614) 728-3778 FAX (614) 728-3898
- SEDO Southeast District Office**
2195 Front St.
Logan, OH 43138
(740) 385-8501 FAX (740) 385-6490
- NEDO Northeast District Office**
2110 E. Aurora Rd.
Twinsburg, OH 44087
(330) 425-9171 FAX (330) 487-0769
- NWDO Northwest District Office**
347 North Dunbridge Rd.
Bowling Green, OH 43402
(419) 352-8461 FAX (419) 352-8488
- SWDO Southwest District Office**
401 E. Fifth St.
Dayton, OH 45402-2911
(937) 285-6357 FAX (937) 285-6249

Local Air Pollution Control Agencies

- | | | |
|---|---|--|
| <p> Akron Regional Air Quality Management District
146 South High St, Room 904
Akron, Ohio 44308
(330) 375-2480 FAX (330) 375-2402</p> | <p> Cleveland Dept. of Public Health Division of Air Quality
75 Erievue Plaza, 2nd Floor
Cleveland, Ohio 44114
(216) 664-2297 FAX (216) 420-8047</p> | <p> Portsmouth Local Air Agency
605 Washington St., Third Floor
Portsmouth, Ohio 45662
(740) 353-5156 FAX (740) 353-3638</p> |
| <p> Air Pollution Control Division Canton City Health Dept.
420 Market Ave. North
Canton, Ohio 44702-1544
(330) 489-3385 FAX (330) 489-3335</p> | <p> Regional Air Pollution Control Agency Montgomery County Health Dept.
117 South Main St.
Dayton, Ohio 45422-1280
(937) 225-4435 FAX (937) 225-3486</p> | <p> City of Toledo Division of Environmental Services
348 South Erie Street
Toledo, Ohio 43604
(419) 936-3015 FAX (419) 936-3859</p> |
| <p> Southwest Ohio Air Quality Agency
250 William Howard Taft Road
Cincinnati, Ohio 45219-2660
(513) 946-7777 FAX (513) 946-7778</p> | <p> Lake County General Health District Air Pollution Control *
33 Mill Street
Painesville, Ohio 44077
(440) 350-2543 FAX (440) 350-2548</p> | <p> Mahoning-Trumbull APC Agency *
345 Oak Hill Ave., Suite 200
Youngstown, Ohio 44502
(330) 743-3333 FAX (330) 744-1928</p> |

*Facilities located within these jurisdictions should file air permit applications with Ohio EPA's Northeast District Office (NEDO).