

## FENCES AND WALLS APPLICATION GUIDE

FEE: \$30

### SUBMISSION PROCEDURE

- Submit the completed application packet with payment (per the fee schedule) to the Planning & Zoning Department (checks payable to City of Tallmadge).

**The application packet, must include the following:**

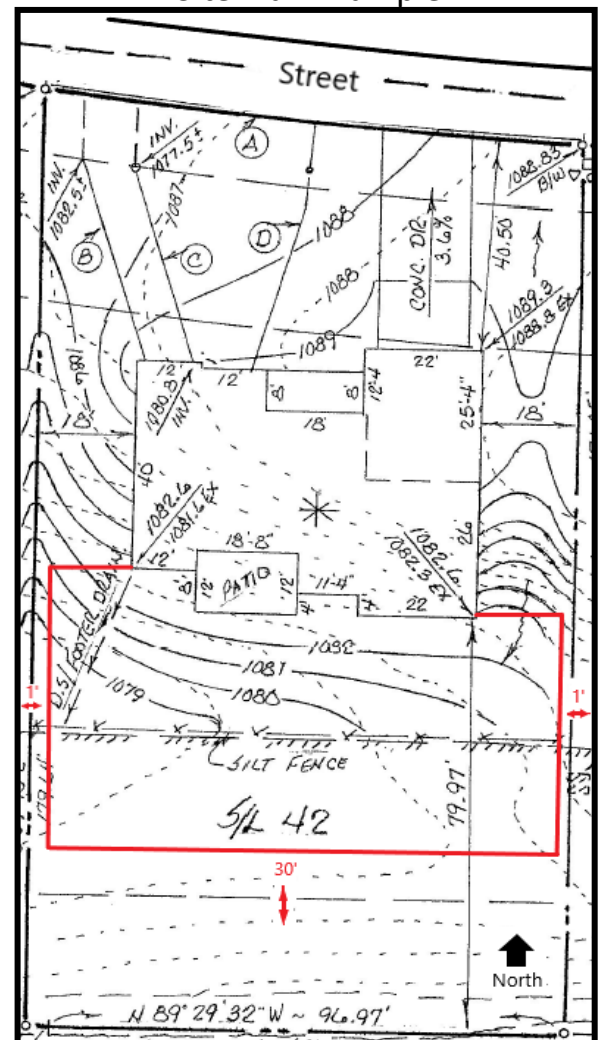
- Completed application (2 pages) signed by the applicant.
- Site Plan showing placement of fence/wall— See example below
  - Must show dimensions of property, easements and/or Riparian setbacks if applicable, all structures on property and proposed structure with measurements to property lines.
- Elevated structure plans
- Any additional documents, as applicable.

- It is the property owner's responsibility to locate property lines and to verify compliance with any homeowner's association and/or deed restrictions, when applicable.
- When the fence/wall is staked out or placed on property, call 330-633-0090 for inspection for Zoning compliance.

**Refer to Section 1104.08 G of the City of Zoning Code for complete summary of requirements.**

- Small portions of fences and walls, such as decorative fencing used for landscaping, that are not longer than 20 feet in length or more than 3 feet in height, but which comply with the yard and maintenance requirements set forth in this subsection, shall not require a zoning certificate.
- Fences and/or walls within the minimum front yard setback cannot be taller than 4 feet in height from the natural grade. On a corner lot, both sides of the lot facing the street are considered front yard.
- Fences and/or walls not within the minimum front yard setback cannot exceed 7 feet in height from the natural grade.
- The measurement of the fence/wall does not include posts, though posts may not exceed the fence/wall by more than six inches.
- Fences and/or walls shall not obstruct clear site distances at any intersection and shall not be constructed within a 25' triangle from the intersection of the right-of-way lines.
- Fences and/or walls may be constructed along or upon common property lines. Property owners, with written permission from abutting property owners, may connect to fences on adjoining properties.
- Walls shall be prohibited within all utility easements. Fences that are placed in utility easements are subject to removal without notice by utility companies or the City when work is being done in the utility easements. Replacement of the fence shall be at the property owner's expense.
- Fences and/or walls shall be constructed with the posts facing the fence or wall installer's structure, except if an existing fence or wall on the adjacent property is in place with the posts facing outward, the fence or wall installer has the option of constructing the fence or wall with the posts facing outward toward the adjacent fence or wall.
- Fences, walls and hedges shall not impede, inhibit, or obstruct culverts, drains, natural watercourses, or storm water drainage in any zoning district.
- Fences and walls greater than 6 feet in height require a building permit from the Summit County Department of Building Standards at 1030 E. Tallmadge Avenue, Akron, Ohio (330-630-7280).

Site Plan Example





PLANNING & ZONING DEPARTMENT | 46 NORTH AVE, TALLMADGE, OH 44278 | P 330.633.0090 | F 330.633.1359 | ZONING@TALLMADGE-OHIO.ORG | WWW.TALLMADGE-OHIO.ORG

OFFICE USE ONLY			
RCT		FEE	
<input type="checkbox"/> PZ	<input type="checkbox"/> SVC	<input type="checkbox"/> STR	<input type="checkbox"/> UTIL <input type="checkbox"/> ENG <input type="checkbox"/> B/C

## PLANNING & ZONING CERTIFICATE APPLICATION

**BASIC APPLICATION REQUIREMENTS** (See the appropriate application guide for any additional requirements)

- Completed & Signed Application Form  
  Application Fee  
  Plot Plan  
  Building Plan  
  Additional per Application Guide

**APPLICATION TYPE** (Check all that apply)

SITE DEVELOPMENT		DEVELOPMENT	USE PERMIT
<input type="checkbox"/> Residential Construction	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Preliminary Plat/RePlat	<input type="checkbox"/> Use & Compliance
<input type="checkbox"/> Non-Residential Construction	<input type="checkbox"/> Signage	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Demolition	<input type="checkbox"/> Engineering Review	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Similar Use

### PROJECT DETAILS

PROJECT: \_\_\_\_\_

PROJECT ADDRESS/LOCATION \_\_\_\_\_

### EXISTING CONDITIONS

### PROPOSED PROJECT DETAILS, WHERE APPLICABLE

ACREAGE: \_\_\_\_\_ NO. OF LOTS \_\_\_\_\_ SQ.FT OF PROPOSED STRUCTURE: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_ PROPOSED ZONING DISTRICT: \_\_\_\_\_

EXISTING LAND USE: \_\_\_\_\_ PROPOSED LAND USE \_\_\_\_\_

CHECK ALL THAT APPLY AND PROVIDE DOCUMENTATION:

EASEMENT  
  FEMA FLOODPLAIN  
  RIPARIAN  
  WETLANDS  
 EST COST (TRACKING PURPOSE ONLY): \_\_\_\_\_

### CONTACT INFORMATION

**Applicant** \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**Architect/Engineer/Surveyor/Other:** \_\_\_\_\_

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**Owner** \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**Architect/Engineer/Surveyor/Other:** \_\_\_\_\_

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

### SIGNATURES & ENDORSEMENTS

\_\_\_\_\_ I UNDERSTAND THAT I MUST CONTACT SUMMIT COUNTY DEPARTMENT OF BUILDING STANDARDS (330-630-7280) TO VERIFY BUILDING DEPARTMENT REQUIREMENTS FOR APPLIED PROJECTS.

\_\_\_\_\_ I UNDERSTAND THAT I MUST CONTACT THE CITY OF TALLMADGE ZONING DEPARTMENT WHEN THE PROJECT IS STAKED OUT FOR SETBACK COMPLIANCE. I AM RESPONSIBLE FOR DETERMINING PROPERTY LINES AND MAINTAINING THE APPROVED SETBACKS.

The undersigned hereby certifies that the information in and with this application is accurate, and consents to employees and/or agents of the City entering the premises for inspection verification of the information submitted.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

<b>OFFICE USE ONLY</b>	
REVIEWED BY: _____	DATE: _____
<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> DENIED	

# FENCES / WALLS APPLICATION

**PROPERTY LOCATION:** \_\_\_\_\_

Use:  Residential  Commercial  Industrial

As applicable:  PZC Approval  BZA Approval  HC Approval    Date Granted: \_\_\_\_\_

## PROJECT DETAIL

Is the property on a Corner?  Yes  No

Describe the purpose of the project:

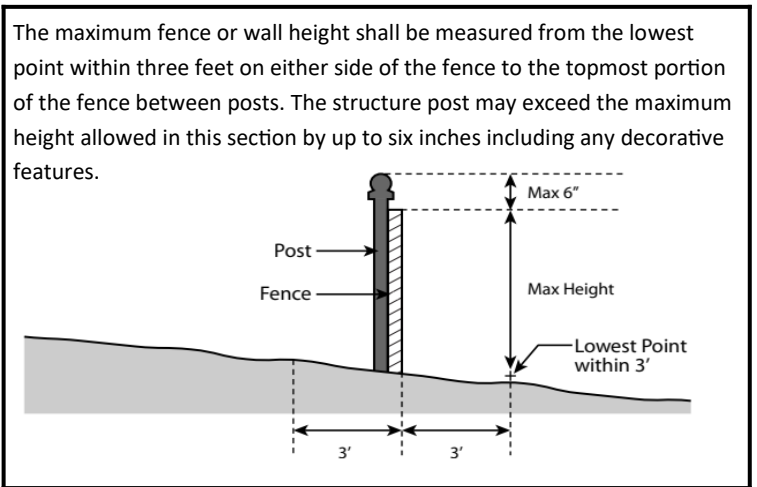
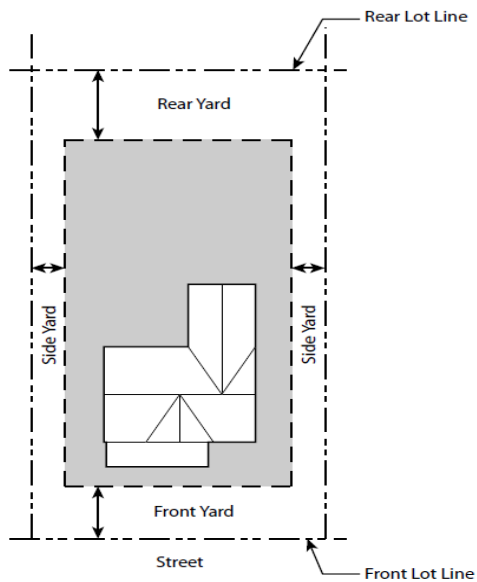
Material of fence/wall \_\_\_\_\_

Length of fence/wall \_\_\_\_\_ ft

Height from grade: \_\_\_\_\_ ft

The determination of front, side and rear setbacks shall be determined by the lot configuration and relationship to the street or streets, and as illustrated below\*:

\*For other lot configurations see TCO 1110.07(C)



Locating property boundaries is the responsibility of the property owner. When unable to locate the boundaries, a survey by a certified surveyor should be completed.

Setbacks are measured from the property line to the closest point of the structure, which includes the roof overhang. All sides that front a street are considered front setbacks.

Left Setback \_\_\_\_\_ feet

Right Setback \_\_\_\_\_ feet

Rear Setback \_\_\_\_\_ feet

Front Setback \_\_\_\_\_ feet

Front Setback (corner lot) \_\_\_\_\_ feet

*Approvals are solely based on information and plans submitted and becomes void if altered without prior approval of the Planning & Zoning Department. A Zoning Certificate under which no work is commenced within one (1) year shall expire per Section 1102.07 H of the Zoning Code.*