

CITY OF NORTH OLMSTED

Mayor Kevin M. Kennedy

Dale A. Mitchell, **Building Commissioner**

Building Department

Gazebos

1. Need site plan
2. Elevation drawings
3. Need section drawing depicting footing or slab
4. The Maximum height allowable is 12 ft
5. The gazebo must be at least five (5) feet off the side property line and ten (10) feet off the rear property line. Any location closer to the property lines will require variance from the Board of Zoning Appeals.

Arbors

1. If the structure is 4-5' wide, 8' high, and 2-4' deep it is considered an arbor, they do not require a permit because they are considered a landscape feature.
2. Anything bigger than that we would need to see plans.

Submittal for Permit

(The total area allowable to build is 20% of the total rear yard). You should multiply the width of your property by the length of your rear yard (from the rear of your house to your rear property line). Once you determine that. Subtract all the footage from any other structures in your rear yard. (Ex. deck, pool, shed, detached garage etc.) the amount left is how much sq. footage you have to build your gazebo/arbor.

1. An application for permit must be submitted ten (10) days prior to a permit to be issued.
2. Accompany in the application, a site plan must be drawn. The site plan must show:
 - a) All rear yard dimensions.
 - b) Exactly where the gazebo/arbor will be placed and how far off the property lines it will be.
 - c) The site plan does not have to be architecturally drawn, but it must be to a minimum 1 inch = 20 feet or ¼ inch = 1 foot scale and all measurements accurate.
3. On the applications we will need to know the size of the gazebo/arbor & the cost for the gazebo/arbor. An estimate cost is sufficient.
4. If the contractor is doing the work, it is the contractor's responsibility to apply for and pick up the permit.

THERE IS A TEN (10) DAY POSTING PERIOD BEFORE A PERMIT IS ISSUED.