

Deerfield Lake Homeowner's Association Architectural Review Request

The City of Strongsville rules for issuing Building Permits for property located within a Homeowner's Association require that Association Architectural Review Committee approval has been obtained. The covenants and restrictions of Deerfield Lake include specific rules governing the types of projects that require such approval, and how to obtain it. The purpose of these rules is to ensure that any construction, reconstruction, structural alterations, and/or exterior design, landscaping or maintenance of homes in the development is done "in harmony" with the surrounding structures and the rest of the development. These rules are designed to protect and maintain the amenities and property values of the Association and its members.

The following procedures have been prepared to facilitate the process of obtaining a City Building Permit for projects in Deerfield Lakes:

Step 1. File this application with any of the Deerfield Lake Trustees, or mail it to the address listed below. Copies of plans or sketches must be submitted with the application. (These will be returned to you after our review.) The Trustees will review the application and the drawings as quickly as possible, usually within two weeks.

Step 2. File an application for a Building Permit with the City of Strongsville and inform them that you have submitted an application for approval to the Association.

Step 3. The Association will review your request, and return it to you. A copy of an approved request must be obtained and submitted to the building department in order to obtain your Building Permit.

Please Note: The issuance of a building permit is also contingent on meeting all zoning regulations. Most requests for Decks larger than 14 feet, Storage Buildings, Sun Rooms, and other room additions will also require obtaining a Variance from the City Board of Zoning Appeals. This process takes approximately six to eight weeks.

APPLICATION FOR REVIEW OF CONSTRUCTION PLANS

Send to Deerfield Lake Homeowner's Association P.O. Box 360682 Strongsville, Ohio 44136
or give completed form to any current Association Trustee for approval.

Name _____ Date _____

Property Address _____

Home Phone _____ Day Phone _____ Sublot # _____

Description of request: _____

Proposed Finish & Colors: _____

Homeowner's Signature _____

Note: Attach copies of proposed project plans, drawings, or sketches.

Do not write below this line

Action: Approved Qualified Approval (see Attachment) Rejected

Trustee / Architecture Review Committee Representative _____

Date Received. _____ Date Reviewed _____

City of Strongsville

18688 ROYALTON ROAD
STRONGSVILLE, OHIO 44136
TELEPHONE: 216/238-5720

IF YOU BELONG TO A HOMEOWNER'S ASSOCIATION, ALWAYS CHECK WITH THEM FIRST BEFORE SUBMITTING PLANS TO THE BUILDING DEPT.



DECK APPLICATION

1. Along with the application form, submit two copies of the overhead view (see below) showing where exactly the deck will be situated (indicate where it will be on the house and how far away from the property lines). Also include two copies of the complete deck construction plans.

FENCE APPLICATION

1. If the fence is 4'0" or under, you do NOT need a permit, but you still must comply with the Ordinances of Strongsville. Fences 4'1" up to 6' need a permit; you can go no higher than 6'. Posts must face the interior of the lot.
2. Along with the application form, submit two copies of the overhead view of where the fence will be in the yard (see below). Indicate the measurements of each section of fence and where it will sit in relation to the property lines.
3. Indicate if there are other houses around you or if this is a corner lot. A fence on a corner lot may require a variance. Refer any questions regarding corner lots to the Building Department.

SHED APPLICATION

1. Along with the application form, submit two copies of the overhead view showing exactly where the shed will be located in the yard (see below). Indicate how far from the house and how far from the property lines it will be. Also include two copies of the shed construction plans.
2. Sheds must be at least 20' from ANY home and at least 5' from the back and side property lines.
3. A lot less than 34,000 square feet may have a shed no larger than 192 square feet (12'x16'). No higher than 12'.

ldt/Deckshed/1

Revised 5/14/92

